Karen Johnson Davidson County
Batch# 1110519 DEEDWARR
03/13/2024 10:17:30 AM 9 pgs
Fees: $48.00 Taxes: $2,272.91
20240313-0017357

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9 day of November, 2023 by and between, **Patricia Campbell, a single woman and Travis Campbell, a single man, who acquired the property as husband and wife, as to an undivided 50% interest and Kirbi Campbell, a single woman, as to an undivided 50% interest, all as tenants in common,** ("Grantors") and **Kater Investments, LLC, a Tennessee Limited Liability Company**("Grantee")

WITNESSETH: That for and in consideration of the sum of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of **Davidson,** state of **Tennessee**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit B of 1905 Seminole Avenue Residences, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1905 Seminole Avenue Residences of record in Instrument No. 20181101-0108438, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration

Being a portion of the same property conveyed to Patricia Campbell and Travis Campbell, wife and husband, as to an undivided 50% interest and Kirbi Campbell, a single woman, as to an undivided 50% interest, all as tenants in common, by Warranty Deed from Tyrone Tower, LLC, a Tennessee Limited Liability Company, of record in instrument No. 20200423-0042598 Register's Office for Davidson County, Tennessee, dated April 16, 2020 and recorded on April 23, 2020.

TAX PARCEL: 105-16-0J-002.00-CO

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for:

And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(GRANTOR AND NOTARY ACKNOWLEDGEMENT NEXT PAGE)

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(FOR RECORDING DATA ONLY)

Property Address:
1905 B Seminole Avenue
Nashville, TN 37211

Property Owner:
Kater Investments, LLC
1883 W Royal Hunte Drive, Ste 200A
Cedar City, UT 84720

Ward, Block & Parcel Number:
105-16-0J-002.00-CO

Mail Tax Bills to:
Kater Investments, LLC
1883 W Royal Hunte Drive, Ste 200A
Cedar City, UT 84720

Recording requested and PREPARED by and Return to:
Kyler Kohler, Ostermiller & Sorensen, LLP
15 S 1st E, Ste. 200
Rexburg, ID 83440

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$614,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patricia Campbell

Patricia Campbell, Affiant

MICHELLE RODRIGUEZ
Notary Public - Arizona
Maricopa County
Commission # 631281
My Comm. Expires Jul 27, 2026

Subscribed and sworn to before me this 9 day of November, 20 23.

202403130017357

****

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Property Address:
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Property Owner:
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MICHELLE RODRIGUEZ
Notary Public - Arizona
Maricopa County
Commission # 631281
My Comm. Expires Jul 27, 2026

Subscribed and sworn to before me this 9 day of November, 2023.

Kirbi Campbell, Affiant

Notary Public

****

(FOR RECORDING DATA ONLY)

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Nashville, TN 37211

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Travis Campbell, Affiant

Subscribed and sworn to before me this 6th day of December, 2023.

Notary Public

TINA M PETERSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2028

WITNESS the signature of the said party of the first part the day and year first above written.

Patricia Campbell

Patricia Campbell, Grantor

State of Arizona)

County of Maricopa)

On this 9 day of November, 20 23, before me personally appeared **Patricia Campbell**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

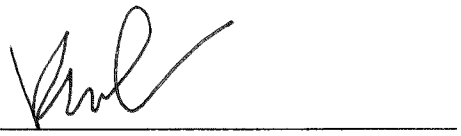
Notary's Signature

My Commission Expires: 7/27/2026

(Seaal)

MICHELLE RODRIGUEZ
Notary Public - Arizona
Maricopa County
Commission # 631281
My Comm. Expires Jul 27, 2026

WITNESS the signature of the said party of the first part the day and year first above written.

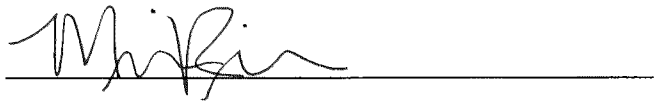


Kirbi Campbell, Grantor

State of Arizona)

County of Maricopa)

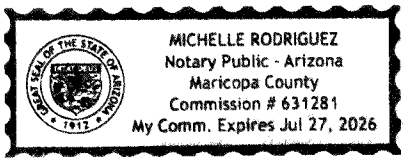
On this 9 day of November, 20 23, before me personally appeared **Kirbi Campbell**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.



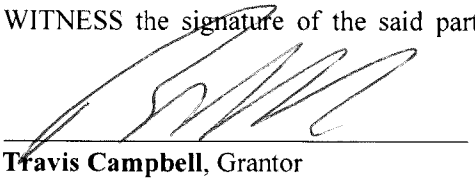
Notary's Signature

My Commission Expires: 7/27/2026

(Seal)



WITNESS the signature of the said party of the first part the day and year first above written.



Travis Campbell, Grantor

California All-Purpose Acknowledgement

Pursuant to SB 1050 (Chapter 197, Statutes of 2014). Civil Code section 1189 has been amended to provide that any certificate of acknowledgement taken within the State of California shall be in the following form:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me, See Attached Acknowlegment
(here insert name and title of the officer)

personally appeared **Travis Campbell**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

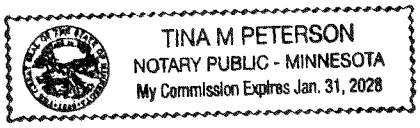
_____
Notary Public Signature

Notary Public Seal

ACKNOWLEDGEMENT

State of Minnesota, County of Pope

This instrument was acknowledged before me on 12-6-2023, by Travis Campbell, a single person.



Signature of notarial officer

Tennessee Certification of Electronic Document

I, Sara Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-9-24 (date of document).

Affiant Signature

3-13-24
Date

State of Idaho

County of Madison

Sworn to and subscribed before me this 13 day of March, 2024.

Whitney Ockerman
20215884
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/06/2027

Notary's Signature

MY COMMISSION EXPIRES: 12/06/2027

NOTARY'S SEAL