THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347129

Karen Johnson Davidson County
Batch # 1113441 DEEDWARR
03/21/2024 09:42:25 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20240321-0019515

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2024.

Notary Public
My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Campbell 4125 Stone Hall Blvd Hermitage, TN 37076	New Owner	Tax Parcel ID No. 093 11 0A 105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Maldonado and Mark Lubbers, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Campbell, a married woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 105 on the REVISED, ACADEMY SQUARE, of record in Plat Book 5200, Page 614, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle Maldonado and Mark Lubbers, wife and husband, by Quit Claim Deed from Michelle Maldonado, an unmarried woman, of record in Instrument No. 20210623-0084802, in the Register's Office of Davidson County, Tennessee, dated June 22, 2021, and recorded on June 23, 2021.

Being the same property conveyed to Michelle Maldonado, an unmarried woman, by Warranty Deed from Kim T. Avarello, an unmarried woman, of record in Instrument No. 20190307-0020831, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019, and recorded on March 07, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED, ACADEMY SQUARE, as recorded in Plat Book 5200, Page(s) 584 as revised in Plat Book 5200, Page 614.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6117, Page 681 as amended in Book 6222, Page 873; Book 9520, Page 748 and Instrument No. 20101216-0100149.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 105 Academy Square Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2024.

Michelle Maldonado

Mark Lubbers By Attorney in Fact
By: Michelle Maldonado, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Maldonado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark Lubbers and that she is authorized by Mark Lubbers to execute this instrument on his behalf.

WITNESS my hand, at office, this 20th day of March, 2024.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024