Karen Johnson Davidson County
Batch# 1117077 DEEDWARR
04/02/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20240402-0022562

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240246875**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2024. Notary Public My Commission Expires: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Joel B. Campbell, III and Joy M. Campbell 1039 Draughon Avenue Nashville TN 37204-3204	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 118-09-0-094.00

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, **Kelly M. Lander f/k/a Kelly M. Montoya and Eric Lander, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joel B. Campbell, III and Joy M. Campbell, husband and wife**, ("Grantees"), their 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 the Easterly 25 feet of Lot No. 1 and the Westerly 50 feet of Lot No. 2 on the Plan of unapproved Map of Section One, Oriental Golf Club Subdivision, of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, more particularly described as follows

Beginning at a point in the Southerly margin of Draughon Avenue, 677 feet East of the Easterly margin of the Granny White Pike; thence with the margin of said Avenue Easterly 75 feet to a point which is 25 feet West of the common line between Lots Nos. 2 and 3; thence Southerly parallel with said line, 178.1 feet to the line between Lots Nos. 2 and 19; thence with the line between said lot and the line between Lots Nos. 1 and 20, Westerly 75 feet to a point; thence Northerly 176.2 feet to the point of beginning.

Being the same property conveyed to Kelly M. Montoya, unmarried by Warranty deed from Duncan McLeod Allen and wife Madeleine Sloan Crawford Allen of record in Instrument No. 20180418-0036703 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 18, 2018.

Being the same property conveyed to Kelly M. Montoya and Eric Lander, both unmarried, as tenants in common with right of survivorship by Quitclaim deed from Kelly M. Montoya, unmarried of record in Instrument No. 20180420-0037666 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 20, 2018.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.

This is improved property located at 1039 Draughon Avenue Nashville TN 37204-3204

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, Grantors have executed this instrument on this 28th day of March, 2024.

Kelly M. Lander

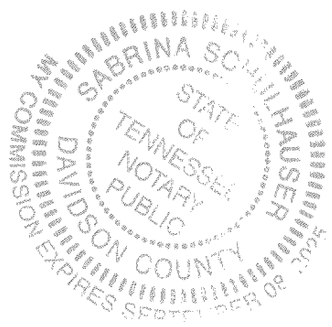
Eric Lander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly M. Lander and Eric Lander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2024.

Notary Public
My Commission Expires: _____



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kathleen Canon, 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 March, 28, 2024.

Custodian's Signature

4.1.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2025

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON