Karen Johnson Davidson County
Batch# 1119455 DEEDWARR
04/04/2024 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,479.63
20240404-0024051

WARRANTY DEED

File #24062

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

TIARRA GRAYMAN
NOTARY PUBLIC
MONTGOMERY CO.

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyson Campbell	NEW OWNER	151-10-0A-279.00-CO
(NAME)	(NAME)	
1417 Chesterbrook Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James H. Rowe, Kimberly Susan Groom and Benjamin Mark Groom, devisees under the Last Will & Testament of Erica J. Rowe, deceased,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyson Campbell, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Edwards (TO)

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Phase 3, Villages of Long Hunter, PUD of record in Plat at Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erika Rowe, an unmarried woman by Warranty deed from Timothy Hart of record in Instrument 20201104-0129283, Register's Office for Davidson County, Tennessee, dated 10/28/2020 and recorded on 11/04/2020. Erika Rowe, also known as Erika J. Rowe, having since died on August 06, 2023, and pursuant to her Last Will and Testament, which has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 23P2101, devised the subject property to her son, James H. Rowe; her granddaughter, Kimberly Susan Groom; and her grandson, Benjamin Mark Groom. James H. Rowe, as Executor of the Estate of Erika J. Rowe, joins in the execution of this instrument for the purpose of conveying any and all interest the Estate may have in and to the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1417 Chesterbrook Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 29 day of March, 2024.

James H. Rowe, individually

James H. Rowe, as Executor of the Estate of Erika J. Rowe

Kimberly Susan Groom

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James H. Rowe, individually, and in his capacity as Executor of the Estate of Erika J. Rowe, Docket No. 23P2101 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 29 day of March, 2024.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Kimberly Susan Groom, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of March, 2024.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Benjamin Mark Groom

STATE OF Missouri

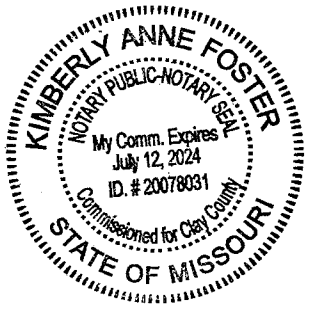
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Benjamin Mark Groom, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2024.

My commission expires: 07-12-2024

Kimberly Anne Foster
Notary Public



RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 3/26/24 & 3/27/24.

Affiant Signature – Joshua A. Terry

4/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/2/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27