Karen Johnson Davidson County
Batch# 1125471 DEEDWARR
04/22/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20240422-0028618

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of April, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brent Campbell	Same as New Owner	102-07-0A-028.00 CO
(NAME)	(NAME)	
3938 Laird Lane		
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37415		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dixanna Corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brent Campbell, unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C1, on the Plan of West Meade Condominium, of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Meade Condominium (sometimes also known as Avenue Nashville West), a horizontal property regime established by Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, and as Instrument No. 20120724-0065040, corrected as Instrument No. 20120817-0074026, Register's Office.

Being the same property conveyec to DIXANNA CORPORATION, by deed from FREEMAN WEBB DEVELOPERS, INC., of record as Instrument No. 20041105-0133600, dated July 14, 2004, said Register's Office.

This property is __unimproved **x** improved property known as: 6680 Charlotte Pike, Unit C1, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of April, 2024.

Dixanna Corporation

BY: _____
Shirley W. Legate, Director

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Shirley W. Legate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of Dixanna Corporation, the within named bargainors, a corporation, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Director.

Witness my hand and official seal, this the 19th day of April, 2024.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/19/24.

Date

Celia Stewart-Rouse

Affiant Signature

4/19/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19th day of April, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY