Karen Johnson Davidson County
Batch# 1136033 DEEDWARR
05/16/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240516-0036386

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-24-6451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 7/4/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigayle Rose Kompst and Oliver Kompst	NEW OWNER	
(NAME)	(NAME)	
608 Blackstone Avenue	608 BLACKSTONE AVENUE	052-02-0-174.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(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, I/we, **Jeremy A. Campbell, an unmarried man and Rachel K. Crompton, an unmarried woman joint tenants**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigayle Rose Kompst, an unmarried woman, and Oliver Kompst, unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 43 of Block "A" on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, 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 Robert P. Hoover and wife, Donna M. Hoover by Warranty Deed from James W. Hawkins and wife, Bobbie Nell Hawkins of record in Book 4494, page 923, Register's Office for Davidson County, Tennessee, dated March 19, 1971 and recorded on April 20, 1971.

Final Decree Confirming Sale, recorded on December 01, 2014 in Instrument No. 20141201-0109989 and

Decree for Redemption recorded on April 25, 2018 in Instrument No. 20180425-0039145.

Being the same property conveyed to Larry Cox by Substitute Trustee Deed from Damian G. Waldman, PA, as Substitute Trustee of record in Instrument No. 20220906-0099695 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 06, 2022.

Being the same property conveyed to Music City Holdings LLC, a Texas limited liability company by Warranty Deed from Larry Cox, married of record in Instrument No. 20221214-0129568 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on December 14, 2022.

Being the same property conveyed to Jireh Home Services LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20221220-0131253 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on December 20, 2022.

Being the same property conveyed to Jeremy A. Campbell, an unmarried man and Rachel K. Crompton, an unmarried woman joint tenants by Warranty Deed from Jireh Home Services LLC, a Tennessee limited liability company of record in Instrument No. 20230518-0037234 Register's Office for Davidson County, Tennessee, dated May 17, 2023 and recorded on May 18, 2023.

This is property more commonly known as 608 Blackstone Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 14th day of May, 2024.

Jeremy A. Campbell

Rachel K. Crompton by Jeremy A. Campbell,
Attorney In Fact Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2024, before me personally appeared Jeremy A. 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.

Witness my hand, at office, this 14th day of May, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Jeremy A. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Rachel K. Crompton, and that this instrument was executed on behalf of the said Rachel K. Crompton for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No.. in the Register's Office for Davidson County, Tennessee.'

202405160036385

Witness my hand, at office, this 14th day of May, 2024.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 May 14, 2024.

Date

Affiant Signature

May 16, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)