Karen Johnson
Batch # 1136558
05/20/2024 09:44:55 AM
Fees: $13.00 Taxes: $2,682.50
Davidson County
DEEDWARR
2 pgs
20240520-0037094

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240400031

WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Brice Milam and Sydney Morrow Milam **1308 Plymouth Ave.** **Nashville, TN 37216**	New Owner	**061-12-0-108.00**

FOR AND IN 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, WE,

Ryan N. Campagna and Ashlynn A. Campagna, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Brice Milam and Sydney Morrow Milam, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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. 17 and the westerly 38 feet front and 33.5 feet rear of Lot No. 18, on the plan of Resubdivision of certain lots in Eastdale Place, as shown on plat of record in Plat Book 974, Page 22, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 17 and part of Lot No. 18 adjoin and front together 113 feet on the southerly side of Plymouth Avenue and run back between lines 200 feet more or less to a dead line in the rear on which they measure 100.5 feet, more or less.

BEING the same property conveyed to Ryan N. Campagna and Ashlynn A. Campagna, husband and wife, by Warranty Deed from Derrick Allen, unmarried, dated 10/15/2015 and recorded 10/19/2015 in Instrument No. 20151019-0105835, as corrected by Affidavit dated 11/4/2015 and recorded 12/1/2015 in Instrument No. 20151201-0121112, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **1308 Plymouth Ave., Nashville, TN 37216**
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 our hands this 10th day of May, 2024.

Ryan N. Campagna

Ashlynn A. Campagna

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 Ryan N. Campagna and Ashlynn A. Campagna the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of May, 2024.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025