Name and Address of New Owner:
William Anderson and Sherry Stinson
7996 Old Springfield Pike
Goodlettsville, TN 37072

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24030475

Map and Parcel: 012 00 0 032.00

Karen Johnson Davidson County
Batch# 1137644 DEEDWARR
05/21/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20240521-0037880

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Campbell**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **William Anderson, an unmarried man, and Sherry Stinson, an unmarried woman, tenants in common with right of survivorship,** 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 a tract of land described according to a survey made by John Kohl and Company, dated November 15, 1985, as follows:

Beginning at a point in the easterly margin of Old Springfield Highway, the northwest corner of the property herein described and the southwest corner of the Davenport property; thence along said Davenport's southerly line in an easterly direction 355 feet, more or less; thence along a fence and the southerly right-of-way of the L & N Railroad, 437 feet, more or less, to a point; thence in a southwesterly direction along a fence, 402 feet, more or less, to the aforesaid margin of Old Springfield Highway; thence along said margin in a northerly direction 424 feet, more or less, to the point of beginning.

Being the same property conveyed to David Campbell and wife, Thoris Tabb Campbell, as tenants by the entireties by Quitclaim Deed filed for record on June 4, 1998 in Book 10961, page 280, of the Register's Office of Davidson County, Tennessee. The said Thoris Tabb Campbell having since died on January 7, 2023, leaving David Campbell as the sole surviving tenant by the entirety.

This conveyance is subject to the following; All matters as set forth in Easement Deed by Court Order in favor of U. S. Spring Communications Company of record in Instrument Number 20140114-0003779; All matters as set forth in survey by John Kohl and Company dated November 15, 1985 as set forth in , Book 6727, page 243 and Book 7248, page 117, said Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7996 Old Springfield Pike, Goodlettsville, TN 37072

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, 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 hand this 20th day of May, 2024.

David Campbell

State of Tennessee

County of Rutherford

Personally appeared before me, David Campbell with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th of May, 2024.

AMANDA L. BROWN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12-18-27

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $616,000.00.

Affiant Signature

Subscribed and sworn to before me, this 20th day of May, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 5/20/24 (date of document).

Affiant Signature

5/21/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of May, 2024.

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025