Karen Johnson
Batch # 1145030
06/10/2024 09:57:15 AM
Fees: $13.00 Taxes: $1,184.00
Davidson County
DEEDWARR
2 pgs
20240610-0043122

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sophia Grant Campbell and Robert Campbell 18 Rolling Meadows Dr Goodlettsville, TN 37072	US Bank NA 9987 Carver Rd, Ste 500 Blue Ash, OH 45242	033040-A-018.00 CO

THIS INDENTURE, made this 24th day of May, 2024 between

Carol V. Polk, unmarried

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Sophia Grant Campbell and Robert Campbell, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 18 on the Plan of Rolling Meadows, Phase 1, Section One, of Lot 7, Section One, a Re-Subdivision of Lot 7, Section 1 of Solitude Acres, as shown on Plat of record in Plat Book 6250, Page 504, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jack H. Polk and wife, Carol V. Polk by Warranty Deed dated 8/30/1999 from James D. Collins and wife, Mary H. Collins of record in Book 11644, Page 27, Register's Office for Davidson County, Tennessee. Jack H. Polk now deceased, having died 12/15/2013, leaving Carol V. Polk as the surviving tenant by the entirety.

Power of Attorney of record in Instrument Number 20240605-0042078, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 18 Rolling Meadows Dr, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Carol V. Polk by Debra Ann Peak, Attorney in Fact

Carol V. Polk by Debra Ann Peak, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2024, before me personally appeared Debra Ann Peak, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Carol V. Polk, and who acknowledged that she executed the same as the free act and deed of Carol V. Polk.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of May 2024.

Karen B. Heavener

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $320,000.00.

Debra Ann Peak

Affiant

Sworn to and subscribed before me, this 24th day of May 2024.

Karen B. Heavener

Notary Public
My Commission Exp:_____

