2024-1169-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1149845 DEEDWARR
06/24/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240624-0046898

STATE OF TENNESSEE Florida
COUNTY OF Dalton

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$495,000.00.**

Affiant Jeff M Walker

Subscribed and sworn to before me this 20 day of June, 2024

GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

Notary Public
My Commission expires: 12-12-2027
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Claire Campbell and Carol B. Campbell	Highlands Residential Mortgage, LTD	104-02-4A-109-00
3100 West End Circle, Unit 105	950 W. Bethany Dr., Ste 800	
Nashville, TN 37203	Allen, TX 75013	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Udraft Sports, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **CLAIRE CAMPBELL, UNMARRIED, AND CAROL B CAMPBELL, UNMARRIED, as tenants in common with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium unit in Davidson County , Tennessee, being Unit No. 105 of the 3100 West End Circle Condominiums Phase II as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said unit being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being the same property conveyed to Jeff A. Walker and wife, Pamela G. Walker by Warranty Deed from Brett Kelley, single, recorded on 05/22/2014 in Instrument No. 20140522-0044218, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to UDRAFT SPORTS, LLC by Quitclaim Deed from Jeff A. Walker and wife, Pamela G. Walker, recorded on 05/17/2022 in Instrument No. 20220517-0056697, Register's Office for Davidson County, Tennessee. Further conveyed to UDRAFT SPORTS, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jeff A. Walker and wife, Pamela G. Walker, of record in Instrument Number 20240607-0042904, said Register's Office.

This is improved property known as: **3100 West End Circle, Unit 105, Nashville, TN 37203.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of June, 2024.

Udraft Sports, LLC, a Tennessee Limited Liability Company

BY: W3 Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jeff Walker, Managing Member

STATE OF Florida
COUNTY OF Walton

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jeff Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **W3 Properties, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 12-12-2027
NOTARY PUBLIC

GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 06/20/2024.

Affiant Signature

06/21/2024

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202406240046898