Karen Johnson Davidson County
Batch# 1159495 DEEDWARR
07/18/2024 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20240718-0054103

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 1-16-2024

G-KW-24-0929

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Camp Revocable Living Trust	**New Owner**	
(NAME) **929 Acklen Ave**	(NAME) **929 Acklen Ave**	**105-09-0-392.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER C. WINKLE AND VIGINIA ELIZABETH RANDALL WINKLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN O. CAMP AND SARA S. CAMP, TRUSTEES OF THE CAMP REVOCABLE LIVING TRUST DATED MARCH 16, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lot No. 41 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 41 fronts 50 feet on the Southerly side of Acklen Avenue (formerly Prospect Avenue), and runs back between parallel lines 200 feet, more or less, to an alley.

Being the same property conveyed to Elizabeth Randall Winkle and Peter C. Winkle, wife and husband by Warranty Deed from Kathleen Blair Willoughby, Trustee of the Kathleen Blair Willoughby Revocable Trust UAD August 08, 2006, amended and restated February 09, 2009, and again on July 02, 2014, and again on October 28, 2016, of record in Instrument No. 20170111-0003081, Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 11, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Accessory Apartment of record in Instrument Number 20080812-0082772, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20100325-0022348, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **929 Acklen Ave, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 16 DAY OF JULY, 2024.

Peter C. Winkle

Virginia Elizabeth Randall Winkle

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER C. WINKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2024.

Notary Public
My Commission Expires: 3/31/2025
(SEAL)

LINDSAY LEBOEUF DANIEL
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2025
Commission ID# 7730954

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIGINIA ELIZABETH RANDALL WINKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of July, 2024.

Notary Public
My Commission Expires: 3/31/2025
(SEAL)

LINDSAY LEBOEUF DANIEL
Notary Public
Commonwealth of Virginia
My Commission Expires March 31, 2025
Commission ID# 7730954

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/17/2024.

Date

Affiant Signature

7/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025