Name and Address of New Owner:
Criselda Catindig and Cynthia Catindig
2120 Lebanon Pike, 50
Nashville, TN 37210

Send Tax Bills To:
Criselda Catindig and Cynthia Catindig

Return TO :
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 095-05-0B-076-00

Karen Johnson Davidson County
Batch# 1168641 DEEDWARR
08/13/2024 02:13:30 PM 5 pgs
Fees: $28.00 Taxes: $1,098.90
20240813-0061385

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Campbell II and Kelly Campbell, NKA Kelly Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Criselda Catindig, unmarried and Cynthia Catindig, married, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Being Unit No. 50 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Kevin Campbell II and Kelly Campbell, a married couple, by Quitclaim Deed dated August 6, 2021 from Kelly Johnson, a married person, recorded August 6, 2021 in Instrument No. 20210806-0106372 in the Register's Office.

Being the same property conveyed to Kelly L. Johnson, an unmarried woman, by Warranty Deed dated November 9, 2012 from Courtney C. Flood n/k/a Courtney C. Rose and Daniel Rose, wife and husband, recorded November 21, 2012 in Instrument No. 20121121-0107627 in the Register's Office.

Kelly Campbell is one and the same person and is now known as Kelly Johnson.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2024.

_____(SEAL)
Kelly Johnson

_____(SEAL)
Kevin Campbell II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Kevin Campbell II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2024.

DELALNA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3/3/25

STATE OF
COUNTY OF

On this 7th day of August, 2024, before me personally appeared Kelly Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2024.

_____
Notary Signature
My commission expires: 3-24-2027

EMILY H. PROBERT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2024.

Kelly Johnson (SEAL)
Kelly Johnson

(SEAL)
Kevin Campbell II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Kevin Campbell II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2024.

Notary Signature
My commission expires:

STATE OF Virginia
COUNTY OF Hanover

On this 7th day of August, 2024, before me personally appeared Kelly Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2024.

Notary Signature
My commission expires: 08/31/2026

Andrew Ray Yon
REGISTRATION NUMBER
7759341
COMMISSION EXPIRES
August 31, 2026

Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

Doc ID: 39b7d0ebed6fe62721d1271e2d20366b2946c768

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $297,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 7th day of August, 2024.

Notary Public
My commission expires: 3-24-2027
File No. 2024-7157-RS

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

CERTIFICATION

I, Emily H Prophet (owner/preparer of document), do hereby make oath that 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 8-7-2024

Affiant Signature

8-9-2024

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9 day of August 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY