Karen Johnson Davidson County
Batch# 1186156 DEEDWARR
09/25/2024 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,811.66
20240925-0074312

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $489,638.00.

Carrie Lee VanSlyke
Affiant

Subscribed and sworn to before me, this 25th day of September, 2024.

Julia C. Hunt
Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Address of new owners:	Send Tax Bills to:	Map-Parcel Number
Carrie Lee Campbell VanSlyke and husband, Jeremy Michael VanSlyke 1039 Draughon Avenue Nashville, TN 37204	SAME	118-09-0-094.00

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 sufficiency of which are hereby acknowledged, Joel B. Campbell, III and Joy M. Campbell, hereinafter called the Grantors, have bargained and

sold, and by these presents do transfer and convey unto Carrie Lee Campbell VanSlyke and husband, Jeremy Michael VanSlyke, their heirs, successors and assigns, all right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which will be assumed by the buyer.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' heirs, successors and assigns, forever; and the Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors do further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever.

After this conveyance, the subject property will be owned by Carrie Lee Campbell VanSlyke and husband, Jeremy Michael VanSlyke.

WITNESS our hands this 24 day of September, 2024.

Joel B. Campbell, III

Joel B. Campbell, III

Joy M. Campbell

Joy M. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel B. Campbell, III, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2024.

My Commission Expires: _____

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Julia C. Hunt
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joy M. Campbell, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2024.

My Commission Expires: _____

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Julia C. Hunt
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 1 and the Westerly 50 feet of Lot No. 2 on the Plan of unapproved Map of Section One, Oriental Golf Club Subdivision, of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southerly margin of Draughon Avenue, 677 feet East of the Easterly margin of the Granny White Pike; thence with the margin of said Avenue Easterly 75 feet to a point which is 25 feet West of the common line between Lots Nos. 2 and 3; thence Southerly parallel with said line, 178.1 feet to the line between Lots Nos. 2 and 19; thence with the line between said lot and the line between Lots Nos. 1 and 20, Westerly 75 feet to a point; thence Northerly 176.2 feet to the point of beginning.

Being the same property conveyed to Joel B. Campbell, III and Joy M. Campbell, husband and wife, by deed from Kelly M. Lander f/k/a Kelly M. Montoya and Eric Lander, husband and wife, of record as Instrument No. 20240402-0022562, Register's Office for Davidson County, Tennessee.

This is improved property known as 1039 Draughon Avenue, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 25, 2024.

9/25/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of September, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

