WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232729 DEEDWARR
01/31/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250131-0007657

File No.: RES-24-1336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Chase Rhoton Callie Morse Rhoton	Ascend Federal Credit Union	086 12 0B 007.00 CO
(NAME)	(NAME)	
1336 Sula Drive Nashville, TN 37076	520 Airpark Dr. Tullahoma, TN 37388	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MELINDA C. CAMPBELL, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MATTHEW CHASE RHOTON AND CALLIE MORSE RHOTON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 Unit 7 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for TULIP GROVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072, and Instrument No. 20161130-0125792, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Melinda C. Campbell, a single woman, from Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed dated March 5, 2018, recorded March 7, 2018, in Instrument No. 20180307-0021315, in the Register's Office of Davidson County, Tennessee.

Melinda C. Campbell is also known as Melinda Claire Campbell.

Benny Wayne Campbell executes this instrument on behalf of Melinda C. Campbell pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20250131000765 6, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1336 Sula Drive, Nashville, TN 37076
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 17th day of January, 2025.

Melinda C. Campbell by Benny Wayne Campbell, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of January, 2025, before me, the undersigned Notary Public for the state and county mentioned above, personally appeared Benny Wayne Campbell, within whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Melinda C. Campbell, and who acknowledged he executed the same as the free act and deed of the said Melinda C. Campbell.

Witness my hand, at office, this 17th day of January, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G. LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

True Copy Certification

I, Yvette Meldrum, 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 January 17, 2025

Signature
January 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 17, 2025

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY