This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23763-AP

Karen Johnson Davidson County
Batch# 1234708 DEEDWARR
02/06/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20250206-0008975

STATE OF TENNESSEE
COUNTY OF Davidson

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2025.

Notary Public
My Commission Expires: 2/2/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taite McKinney Grace McKinney 5237 Green Leaf Dr. Nashville, TN 37211	New owner	161-07-0-13"

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher J. Campanella, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Taite McKinney and Grace McKinney, husband and wife,** hereinafter called the Grantee(s), his her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 4, Resubdivision of Reserve Parcel "B", Greenleaf Heights, according to survey and plat of same appearing of record in Book 6200, page 665; as amended in Book 7426, page 454, Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Christopher J. Campanella by Quitclaim Deed from Christopher J. Campanella and Kimberly A. Campanella n/k/a Kimberly Anne Prozeller, dated April 9, 2018, recorded April 16, 2018, of record in Instrument No. 20180416-0035423, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Christpoher J. Campanella and Kimberly A. Campenella, husband and wife by Warranty Deed from Jacky L. Winters, unmarried and Sara Winters, unmarried, dated August 8, 2008, recorded August 25, 2008, of record in Instrument No. 20080825-0086973, said Register's Office.

This is improved property located at: **5237 Green Leaf Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2025.

GRANTOR:

Christopher J. Campanella

STATE OF IOWA
COUNTY OF BUTLER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher J. Campanella, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2025.

Melissa Nicholson
Notary Public
My Commission expires: 11-05-2026

MELISSA NICHOLSON
Notarial Seal - Iowa
Commission Number 851918
My Commission Expires Nov 5, 2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/3/2025 (date of document)

Regina Sullo

Affiant Signature

February 6 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 6 day of February, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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