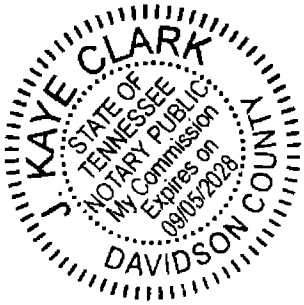
Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064



Karen Johnson Davidson County
Batch# 1239530 DEEDWARR
02/21/2025 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,817.55
20250221-0012892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $761,500.00.

Affiant

Subscribed and sworn to before me this 18 day of February, 2025.

Notary Public

My Commission Expires: 9/15/2028

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marion Mohr & Stephen Campbell	New Owner	
305 Fieldcrest Drive		147-05-0-129.00
Franklin, TN 37064		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lauren Jenkins n/k/a Lauren Jenkins McAllister, a married woman,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Marion Mohr and Stephen Campbell, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 493 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Jenkins, a single woman, Warranty Deed dated March 25, 2019 from Jodi L. Daniels, a single woman, recorded at Instrument No. 20190325-0026790, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **305 Fieldcrest Drive, Nashville, TN 37211.**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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.

The husband of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that he may have in and to the subject property by virtue of marriage, but not otherwise.

Witness my hand this ~~18th~~ 17TH day of February, 2025.

Lauren Jenkins McAlister

William McAllister

{NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGE}

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Lauren Jenkins McAllister, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of February, 2025.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025



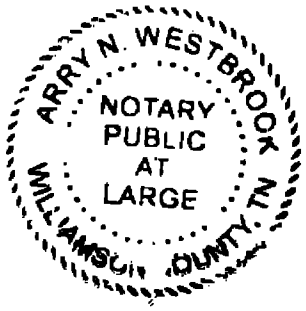
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named William McAllister, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of February, 2025.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025



Certificate of Authenticity

I, Holly A Mason, 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 2/18/25.

Affiant Signature

2/18/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 18 day of February, 2025.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28