WARRANTY DEED

Karen Johnson Davidson County
Batch # 1242600 DEEDWARR
03/03/2025 02:26:45 PM 2 pgs
Fees: $13.00 Taxes: $17,575.00
20250303-0015742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Carroll Campbell and Vincent Dean Campbell	SWBC Mortgage Corp.	
(NAME) 4611 Lealand Lane	(NAME) 9311 San Pedro Ave, Ste 100	132-13-0D-002.00-CO
(ADDRESS) Nashville, TN 37220	(ADDRESS) San Antonio, Tx 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **KEVIN D. MONTGOMERY AND WIFE, TRINA M. MONTGOMERY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH CARROLL CAMPBELL REVOCABLE TRUST DATED AUGUST 31, 2007, AS AMENDED AND RESTATED ON NOVEMBER 13, 2018, AND VINCENT DEAN CAMPBELL REVOCABLE TRUST DATED AUGUST 31, 2007, AS AMENDED AND RESTATED ON NOVEMBER 13, 2018,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 2 of Lealand Woods, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Leland Woods, at Instrument No. 20150902-0089484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lealand Woods, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150902-0089484, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Gala, LLC, a Tennessee limited liability company, as to a 50% undivided interest, Kevin D. Montgomery, as to 25% undivided interest and Jason Baxter, as to a 25% undivided interest as tenants in common by Warranty Deed from D & W Properties, GP, a Tennessee general partnership of record in Instrument No. 20150902-0089477, dated August 31, 2015, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jason Baxter and Kevin D. Montgomery, by Quitclaim Deed from Gala LLC, a Tennessee limited liability company of record at Instrument No. 20150902-0089479, dated August 31, 2015, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin D. Montgomery and wife, Trina M. Montgomery by Quitclaim Deed from Jason Baxter and Kevin D. Montgomery of record at Instrument No. 20150902-0089486, dated August 31, 2015, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4611 Lealand Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (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 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. 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 hand this 28th day of February, 2025

KEVIN D. MONTGOMERY

TRINA M. MONTGOMERY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Montgomery and Trina M. Montgomery, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2025.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Commission expires:

Notary Public

CH2025-261