Karen Johnson Davidson County
Batch # 1243035 DEEDWARR
03/05/2025 10 10 22 AM 2 pgs
Fees $13 00 Taxes $2,867 50
20250305-0016469

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250100010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$775,000.00 Megan A. Weiss-Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of March, 2025
Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lucas J. Campbell and **Megan A. Weiss-Campbell** **1121 Winding Way** **Nashville, TN 37216**	**SAME**	**061-07-0-311.00**

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, WE,

Mia F. Ficken and David W. Ficken, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas J. Campbell and Megan A. Weiss-Campbell, Husband and Wife

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 Lot No 2 on the Plan of Resubdivision of Lots 10,11 and the Westerly 40 feet of Lot No 12, Block "A" on the plan of Section No. 1 of Jackson Park, of record in Instrument No 20150126-0007091, Register's Office for said county, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Mia F. Ficken, wife and David W. Ficken, husband, by Warranty Deed from Ribbon Cutters, Inc., dated 11/19/2015 and recorded 11/24/2015 in Instrument No. 20151124-0119071, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1121 Winding Way, Nashville, TN 37216**
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 our hands this 28th day of February, 2025.

Mia F. Ficken

David W. Ficken

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mia F. Ficken and David W. Ficken the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Arlington Heights, Illinois, this 28th day of February, 2025.

Commission Expires: 11-08-2025

Notary Public

KATHERINE BURTON
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 864932
My Commission Expires 11/08/2025