Karen Johnson Davidson County
Batch# 1247375 DEEDWARR
03/14/2025 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250314-0019158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

SW
Affiant

Subscribed and sworn to before me, this 13TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 7/6/2028

(AFFIX SEAL)

DANIEL WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sedgewick White, an unmarried man and Edith Lopez Lopez, unmarried woman,	SWBC Mortgage	
	(NAME)	
5600 COUNTRY DR #158	9311 San Pedro #100	162-09-0B-071.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Vicki Campbell, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sedgewick White, an unmarried man and Edith Lopez Lopez, unmarried woman, , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium apartment located in Davidson County, Tennessee, being known as Townhouse No. 158 on the 4th Revised Plan of Hickory Valley Condominiums, Phase III, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 5200, Page 131, and further described on the plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Amended and Restated Master Deed and By-Laws for the administration thereof of record in Book 4918, Page 116, in Book 4958, Page 346; and Amended and Restated in Book 8797, Page 918, said Register's Office.

Being the same property conveyed to Vicki Campbell by Warranty Deed from Wells Fargo Bank, N.A. as Trustee For ABFC 2005-HE2 Trust of record in Instrument No. 20100517-0037591 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on May 17, 2010.

Vicki Campbell is one and the same person as Vicki A. Campbell.

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

unimproved ( )
This is improved (X) property, known as 5600 COUNTRY DR #158, Nashville, TN 37211
(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/our hand(s) this ~~13th~~ 11th day of March, 2025.

WARRANTY DEED
(Continued)

Vicki Campbell

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 7th day of March, 2025.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE VISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 7TH day of MARCH, ~~2024.~~ 2025

Date: 3-13-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 13TH day of MARCH, ~~2024.~~ 2025

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY