BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $481,000.00

Affiant

Subscribed and sworn to before me this 13th day of March, 2025.

Notary Public
My commission expires _____

Karen Johnson
Batch # 1247870
03/19/2025 10 17 22 AM
Fees $13 00 Taxes $1,779 70

Davidson County
DEEDWARR
2 pgs

20250319-0019496

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Leighton Riley Landreth		133-01-0-254
521 Elgin St Nashville, TN 37211	Same	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kelsey Cameron, a married woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Leighton Riley Landreth and Mark Christopher Cook Jr.,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

Being Lot No. 174 on the Plan of Sunrise Heights, Second Plan, of record in Book 421 Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey M. Fenix, an unmarried woman, now known as Kelsey Cameron and Katherine Fenix, an unmarried woman, by deed from Mark P. McDonald and Susan McDonald, husband and wife, of record in Instrument No. 20160826-0089751, Register's Office for Davidson County, Tennessee, and dated August 23, 2016 Katherine Fenix, an unmarried woman conveyed her interest to Kelsey Cameron by Quitclaim Deed of record in in Instrument No. 20250129-0006831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2 All matters appearing on the plan of Sunrise Heights of record in Book 421 Page 46 Register's Office for Davidson County, Tennessee.

3. Easement retained Metropolitan County Council Bill No. 088-221 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This property is improved property known as 521 Elgin Street, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12 day of March, 2025

Kelsey Cameron

Andrew Cameron, who joins in the conveyance For the sole purpose of waiving any marital Interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of March, 2025, before me personally appeared Kelsey Cameron and Andrew Cameron, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 12th day of March, 2025

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires 2/7/27