Karen Johnson Davidson County
Batch# 1269179 DEEDWARR
05/06/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20250506-0035192

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $302,000.00.

Affiant

Subscribed and sworn before me this the 30th day of April, 2025.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen A. Ybarra	Next Door Lending LLC	052-13-0B 242.00
3128 Penn Meade Way	30200 Telegraph Rd STE 105	
Nashville, TN 37214	Bingham Farms, MI 48025	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHELSEA CAMPBELL, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **STEPHEN A. YBARRA AND DEBBIE L. YBARRA, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26, on the Condominium Plat of River Glen, Planned Unit Development, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chelsea Campbell, an unmarried woman, by Quitclaim Deed from Robert S. Campbell, an unmarried man, dated 04/27/2022 and recorded 05/12/2022 in Instrument No. 20220512-0054518;

Also being the same property previously conveyed to Chelsea Campbell, an unmarried woman and Robert S. Campbell, an unmarried man, by Warranty Deed from Brandy M. Carter, unmarried, dated 09/28/2016 and recorded 10/03/2016 in Instrument No. 20161003-0104116, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3128 Penn Meade Way, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of April, 2025.

Chelsea Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chelsea Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/30/25.

Affiant Signature

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY