WARRANTY DEED

File #25-226

Karen Johnson Davidson County
Batch# 1274557 DEEDWARR
05/19/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250519-0039286

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Karen Gree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2025

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: 01/30/2027 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agueda Lugo Sanchez	Pinnacle Bank	148-03-0-131.00
(NAME)	(NAME)	
232 Overby Drive	21 Platform Way S, Suite 2300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(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, WE, **Debbie Campbell, a married woman, and Paul Chrisman, a married man, as tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Agueda Lugo Sanchez, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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. 884 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 884 fronts 73.00 feet on the Northeasterly margin of Overby Drive, and extends back 154.3 feet on the Northwesterly line and 157.8 feet on the Easterly line, to a line in the rear on which it measures 73.00 feet.

Being the same property conveyed to Debbie Campbell and Paul Chrisman, Tenants in Common by Warranty Deed from Sandra H. Hooper, a widow of record in Instrument No. 20250310-0017732 Register's Office for Davidson County, Tennessee.

This property is not the homestead or current residence of the grantors or their spouses.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved
This is improved property, known as 232 Overby Drive, Antioch, TN 37013
(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 16th day of May, 2025.

Debbie Campbell

Paul Chrisman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2025, before me personally appeared Debbie Campbell, 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 16th day of May, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of May, 2025, before me personally appeared Paul Chrisman, 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 16th day of May, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/16/25 (date of document).

Jennifer Russell
Affiant Signature

5/19/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of May 2025.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/28

NOTARY'S SEAL

