Karen Johnson Davidson County Batch# 1280143 DEEDWARR 06/02/2025 09:22:30 AM 3 pgs Fees: $18.00 Taxes: $2,904.50 20250602-0042973	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $785,000.00 Affiant Subscribed and sworn to before me, this the 29th day of May, 2025 Notary Public My Commission Expires: 11/15/2028 (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Grant Thomas Campbell and Amy Lynn Campbell	NEW OWNER	143-06-0A-065.00 CO
512 Harpeth Oaks Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Michael A. Hayoun, unmarried and Brittany L. Peery, unmarried

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

Grant Thomas Campbell and Amy Lynn Campbell, a married couple

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(s) 27, as shown on the map entitled the Plan of Phase Two, Harpeth Trace Estates, of record in Book 5200, Pages 556-558, 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 Michael A. Hayoun and Brittany L. Peery, husband and wife, by Warranty Deed from John Clay, unmarried man, dated 5/18/2020 and recorded 5/28/2020 in Instrument No. 20200528-0055228, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to HOA Charter of record in Book 5120, Page 199, with Restrictions at Page 208; as amended in Book 5178, Page 138, and amended HOA Charter of record in Book 6556, Page 693; Declaration of Covenants, Conditions, and Restrictions for the Services Association of record in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5182, Page 769; Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, Page 357, as amended in Instrument No. 20200109-0003184, and as supplemented in Book 6094, Page 718;Fine Policy of record in Instrument No. 20200804-0085695; Street Parking Rules of record in Instrument No. 20220804-0088772; Sewer Line Easement of record in Book 7026, Page 918, as rerecorded in Book 7097, Page 72; Sanitary Sewer Easement of record in Book 6380, Page 201; Overhead Line Easement of record in Book 6407, Page 892; All existing easements and all matters shown on plat of record in Book 5200, Pages 556 through 558 inclusive, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 Harpeth Oaks Court, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 29th day of May, 2025

Michael Hayoun by Brittany Peery Attorney In Fact
Michael A. Hayoun by Brittany L. Peery, his Attorney-In-Fact

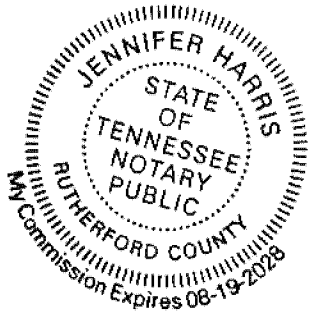
Brittany L. Peery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Brittany L. Peery, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Brittany L. Peery, to me known to be the person who executed the same as the free act and deed of the said Michael A. Hayoun and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Michael A. Hayoun and appearing of record in Record Book _202506020042972_, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 29th day of May, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 5/29/25.

Affiant Signature – Joshua A. Terry

5/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27