WARRANTY DEED

File #2025031197

Karen Johnson Davidson County
Batch# 1281753 DEEDWARR
06/05/2025 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,011.80
20250605-0044340

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $814,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-08-28
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Barton Campbell and Audrey J Campbell	Warren Barton Campbell and Audrey J Campbell	160-03-0-076.00
(NAME) 936 Otter Creek Road	(NAME) 936 Otter Creek Road	
(ADDRESS) Nashville TN 37220	(ADDRESS) Nashville TN 37220	
(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, I/WE, **Gregory K. Myers, trustee of the Anchorage Drive Trust, dated July 23,2020, as tenants by the entireti93es,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren Barton Campbell and Audrey J Campbell, husband and wife,** 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 No. 300 on the Plan of Haileywood Estates, Section 8-A of record in Plat Book 2854, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James D. Essary and wife Christine Elaine Essary by Warranty Deed from James B. Linn and wife, Lillian L. Linn of record in Book 8102, page 235, Register's Office for Davidson County, Tennessee, dated April 27, 1990 and recorded on May 03, 1990.

Being the same property conveyed to James D. Essary by Quitclaim Deed from Elaine Moore Essary a/k/a Christine Elaine Essary of record in Instrument No. 20110425-0031434 Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on April 25, 2011. The Final Decree of Divorce, Marital Dissolution Agreement in the Fourth Circuit Court for Davidson County, Tennessee (Docket Number 10D-3535).

Being the same property conveyed to Brittany Elise Myers, a married person by Quitclaim Deed from Brittany Elise Myers, as the Executrix of the Estate of James David Essary, Deceased of record in Instrument No. 20140929-0089500 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 29, 2014. The said James David Essary died on August 09, 2014.

Being the same property conveyed to Gregory K. Myers, Trustee of the Anchorage Drive trust, dated July 23, 2020, as tenants by the entireties. by Warranty Deed from Brittany E. Myers of record in Instrument No. 20200804-0086291 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on August 04, 2020.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2854, Page 82, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 3000, Page 334, Book 3983, Page 716 and Book 4115, Page 512, in the Register's Office for Davidson County, Tennessee,

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents

unimproved ☐
This is improved ☒ property, known as **5327 Anchorage Drive, Nashville,TN,37220**
(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.

25N TOO 497

Witness our hands this 15th day of May, 2025.

Gregory K. Myers, trustee of the Anchorage Drive Trust, dated July 23,2020, as tenants by the entireties

BY: Gregory K. Myers TRUSTEE Anchorage Drive TRUST

Gregory K Myers, trustee

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Gregory K Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Anchorage Drive Trust, dated July 23,2020, as tenants by the entireties, the within named bargainor, a limited liability company, and that he as such trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as trustee.

Witness my hand and official seal at this 15th day of May, 2025.

Commission expires: 6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 5-15-25 (date of document).

Affiant Signature

5-15-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of May 2025

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26