WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305033 DEEDWARR
08/01/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,135.75
20250801-0061162

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $847,500.00

Linda Campbell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/30/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 4912-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tim Updike		011-00-0-139.00
5956 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Linda Campbell, an unmarried woman

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

Tim Updike, an unmarried man ~~**a married man**~~

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, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Beginning at an iron pin set in Gerald C. Conner's south line at the northwest corner of Tract 1; thence South 20 deg.12 min. 30 sec. East 1139.36 feet to an iron pin set; thence south 75 deg. 56 min. 30 sec. West 380.00 feet to an iron pin set; thence North 20 deg. 10 min. 00 sec. West 1146.74 feet to an iron pin set; thence North 77 deg. 03 min. 40 sec. East 380.00 feet to the beginning, containing 10 acres, more or less.

Together with a 50 foot ingress and egress Easement to and from the above described property being 25 feet on each side of the following described line:

BEGINNING at a point on the easterly side of the above-described property North 20 deg. 12 min. West 535 feet from the southeast corner of the above described property; thence South 51 deg. 55 min. East 66 feet; thence South 89 deg. 05 min. East 234 feet; thence South 71 deg. 50 min. East 141 feet; thence South 59 deg. 45 min. East 288 feet; thence North 82 deg. 35 min. East 586 feet; thence South 83 deg. 50 min. East 406 feet; thence South 54 deg. 30 min. East 185 feet; thence South 16 deg. 25 min. East 88 feet; thence South 6 deg. 15 min. East 126 feet; thence South 25 deg. 05 min. East 221 feet; thence South 42 deg. 55 min. East 75 feet; thence South 65 deg. 50 min. East 96 feet; thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. East 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg, 35 min. East 393 feet; thence North 66 deg. 25 min. East 150 feet; thence South 34 deg. 35 min. East 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive, 135 feet to the center of Lickton Pike.

The herein described property is Subject to a 50 foot ingress and egress Easement across the property being 25 feet on each side of a line described as follows:

BEGINNING at a point on the easterly side of the herein conveyed property, North 20 deg. 12 min. West

535 feet from the southeast corner of the herein conveyed property; thence North 51 deg. 55 min. West 99 feet; thence South 75 deg. 10 min. West 327 feet to the westerly side of the herein conveyed property.

Being the same property conveyed to John L. Campbell and wife Linda Campbell by Warranty Deed from Dale Gable of record in Instrument No. 20070323-0035435 Register's Office for Davidson County, Tennessee, dated March 22, 2007 and recorded on March 23, 2007.

John L. Campbell died on or about February 28, 2025, leaving sole ownership to Linda Campbell as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5956 Lickton Pike Goodlettsville, TN 37072

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 that we are 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 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 on July 30, 2025.

Linda Campbell

Linda Campbell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Linda Campbell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 30, 2025.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

File #: 4912-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 7-30-25 (date of document).

Affiant Signature

8-1-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1 day of AUGUST, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

