Karen Johnson
Batch # 1306477
08/06/2025 02 57 27 PM
Fees $18 00 Taxes $2,867 50

Davidson County
DEEDWARR
3 pgs

20250806-0062542

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BMR-25-4104

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38640-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2025. Notary Public My Commission Expires:

CANDIS A THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathaniel Campany Jennifer Dees 4104 Brush Hill Road Nashville, TN 37216	new owners 2724 Meadow Rose Dr. Nashville, TN 37206	Map and Parcel No.: 06108006500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dorothy Klopf, unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Nathaniel Campany and Jennifer Dees, Husband and Wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4104 Brush Hill Road, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2025.

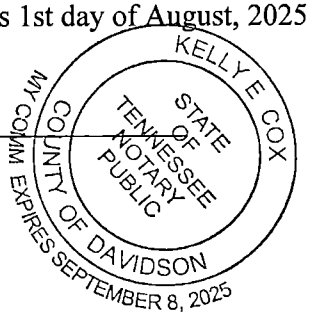
GRANTOR:

Dorothy Klopf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dorothy Klopf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2025.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 of Block 1 on the Map of A.J. McGauhey's Haysboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for said County.

Said Lot No. 10 fronts 100 feet on the westerly side of Brush Hill Road formerly known as Haysboro Drive and runs back between parallel lines 335 feet to a 40 foot road.

TOGETHER with that portion of Haysboro Road, being 25" in width, which was closed by Ordinance No. 094-1053, Metropolitan Government of Nashville and Davidson County.

Being the same property conveyed to Dorothy Klopf, unmarried, by deed dated March 31, 2023 from William Greer Wiggins, Betty Wiggins Lynch and Jeanne Marie Wiggins, Co-Trustees of the Marie H. Wiggins Living Trust dated March 14, 2002, and William Greer Wiggins, Executor of the Estate of Marie H. Wiggins, of record in Instrument No. 20230331-0023579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictive Covenants contained in an instrument of record in Book 929, Page 303, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, pages 15 and 16, Register's Office for Davidson County, Tennessee.
6. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee pursuant to Ordinance No. 094-1053.