Name and Address of New Owner:
Todd E. Campbell
114 Chuzzlewit Down
Brentwood, TN 37027

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 172-01-0A-071-00

Karen Johnson Davidson County
Batch# 1310104 DEEDWARR
08/14/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250814-0064766

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tracy Webb, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Todd E. Campbell, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Land in Davidson County, Tennessee, being Lot No. 71, on the Plan of Copperfield Revised, as shown on plat of record in Plat Book 6900, Page 55 and 559, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Marjorie Miller, unmarried and Tracy Webb, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed dated November 3, 2017 from Marjorie Miller, unmarried, recorded November 20, 2017 in Instrument No. 20171120-0119101 in the Register's Office.

Marjorie Ann Miller having since died on March 5th, 2025 leaving Tracy M. Webb as surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August, 2025.

Tracy M. Webb (SEAL)
Tracy M. Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2025, before me personally appeared Tracy M. Webb, 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 13th day of August, 2025.

M. Armor
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of August, 2025.

M. Armor
Notary Public
My commission expires:
File No. 2025-8178-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 August 13, 2025 (date of document)

Regina Sullo

Affiant Signature

August 13, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 13 day of August, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202508140064766