Karen Johnson Davidson County
Batch# 1311664 DEEDWARR
08/19/2025 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20250819-0066167

Warranty Deed

JAMIE MOONEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00 - Affiant Subscribed and sworn to before me, this the 18th day of August, 2025. Notary Public My commission expires: 11/22/2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Georgia S. Campbell-Thomas	SAME AS New OWNER	173-05-0A-241.00-CO
2013 Shaylin Loop		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANNIBAL & SON, INC., A LOUISIANA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGIA S. CAMPBELL-THOMAS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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:

Land in Davidson County, Tennessee, being Lot No. 241 (Two Hundred Forty One) on the Plan of Barnes Crossing, a Planned Unit Development of record in Plat at Instrument No. 20050721-0084791, as re-recorded at Instrument No. 20050805-0092480, as amended at Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, 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 Hannibal & Son, Inc., a Louisiana Corporation by Warranty Deed from Jennifer B. Farrar, unmarried of record in Instrument No. 20180123-0007054 Register's Office for Davidson County, Tennessee, dated January 22, 2018 and recorded on January 23, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2013 Shaylin Loop, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2025.

Hannibal & Son, Inc., a Louisiana Corporation

By: _____
Kent Hannibal, President

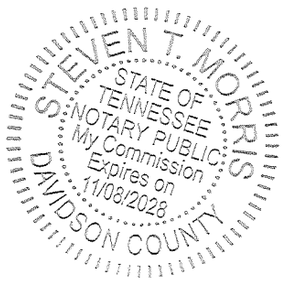
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kent Hannibal, 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 President of Hannibal & Son, Inc., a Louisiana Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2025.

_____
Notary Public

My Commission Expires: 11-8-28



Tennessee Certification of Electronic Document

I, Jamie Mooney, 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 8/18/2025 (date of document).

Affiant Signature

8/18/2025
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18 day of August, 2025.

Macy Hunter
Notary's Signature

MY COMMISSION EXPIRES: 2/24/26

NOTARY'S SEAL

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD