WARRANTY DEED

Karen Johnson
Batch # 1314688
08/26/2025 09 40 49 AM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20250826-0068094

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05/06/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 25th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 05/06/28

(AFFIX SEAL)

JM-CJ-25-2820

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CJ Management & Consulting, LLC	**Same As New Owner**	
(NAME)	(NAME)	**072-10-0-172 00**
1659 Constellation Ct		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MARISSA LAVONNE CAMPBELL SPECIAL NEEDS TRUST DATED MARCH 26, 2024,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CJ MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 10 on the Dugger Brothers Re-Subdivision of part of the E B Rucker Land on Bronte Avenue as of record in Book 1130, Page 20, Register's Office for said County

Said Lot No 10 fronts 61 feet on the easterly side of Bronte Avenue and extends back 188 1 feet on the northerly line and 202 6 feet on the southerly line to the westerly margin of the L & N Railroad right-of-way measuring 63 2 feet thereon

Being the same property conveyed to Austin Wille, f/k/a Austin Wilhoite, Trustee of the Marissa Lavonne Campbell Special Needs Trust, dated March 26, 2024 by Quitclaim Deed by Trustee from Aleathia Dayette Howell, Successor Trustee of the Revocable Trust of Mary E Kimble-Adams, dated August 3, 2021 of record in Instrument No 20240802-0059030 Register's Office for Davidson County, Tennessee, dated July 23, 2024 and recorded on August 2, 2024

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 1130, Page 20, Register's Office for Davidson County, Tennessee
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2820 Bronte Ave, Nashville, Tennessee 37216**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF AUGUST, 2025

Marissa Lavonne Campbell Special Needs Trust dated March 26, 2024

BY _____
Austin Wille
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUSTIN WILLE, TRUSTEE of MARISSA LAVONNE CAMPBELL SPECIAL NEEDS TRUST DATED MARCH 26, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 22nd of August, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212