THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851885**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2025. Notary Public My Commission Expires: 1/24/28

Karen Johnson Davidson County
Batch# 1318802 DEEDWARR
09/04/2025 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250904-0070884

RACHEL K. WILKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

WARRANTY DEED

Address New Owner: Jonathan Campbell and Jane F. Campbell 3692 Auburn Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 12 0R 001.00

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, **Marie Lucile Guyer, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Campbell and Jane F. Campbell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 3702 AUBURN LANE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3702 AUBURN LANE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20150504-0040451, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Marie Lucile Guyer, unmarried, by Warranty Deed from JB Partners, GP, A Tennessee General Partnership, of record in Instrument No. 20160819-0087001, in the Register's Office of Davidson County, Tennessee, dated August 18, 2016, and recorded on August 19, 2016.

Jeffrey Richard Wiltgen joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page 13.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150504-0040451.

Charter for 3702 Auburn Lane Cottages Corporation recorded as Instrument No. 20150513-0043948.

This is improved property located at 3692 Auburn Lane Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 2nd day of September, 2025.

Marie Lucile Guyer

Jeffrey Richard Wiltgen

STATE OF Wisconsin)
COUNTY OF Washburn)

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

Witness my hand, at office, this 2nd day of September, 2025.

Notary Public
My Commission Expires: 4/20/26

N. CADOTTE
Notary Public
State of Wisconsin

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/2/25 (date of document).

Jennifer L. Pennell

9/4/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/4, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal