Karen Johnson Davidson County
Batch# 1321521 DEEDWARR
09/12/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20250912-0073027

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000.00.

Michael W Cestare
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of September, 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Michael Walter Cestare	SAME AS NEW OWNER	102-07-0A-028.00 CO
(NAME)	(NAME)	
6680 Charlotte Pike, Unit C1		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brent Campbell, unmarried,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Michael Walter Cestare,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C1, on the Plan of West Meade Condominium, of record in Book 5200, page 430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Meade Condominium (sometimes also known as Avenue Nashville West), a horizontal property regime established by Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653, Book 7333, page 415, Book 7333, page 418, and as Instrument No. 20120724-0065040, corrected as Instrument No. 20120817-0074026, Register's Office.

Being the same property conveyed to BRENT CAMPBELL, UNMARRIED, by deed from DIXANNA CORPORATION, of record as Instrument No. 20240422-0028618, dated April 19, 2024, said Register's Office.

This property is __unimproved _X_improved property known as: 6680 Charlotte Pike, Unit C1, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of September, 2025.

Brent Campbell

Brent Campbell

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILSON~~ Tarrant

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

Witness my hand and official seal, this the 11th day of September, 2025.

Jerry W Johnson
Notary Public, State of Texas

Notary Public
My Commission Expires: 07/28/2026

NOTARY PUBLIC STATE OF TEXAS

Jerry W Johnson

ID NUMBER
568607-3
COMMISSION EXPIRES
July 28, 2026

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Celia Stewart Rouse, 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 9/11/25.

Celia Stewart Rouse
Affiant Signature

9/11/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 11th day of September, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY