Karen Johnson Davidson County
Batch # 1349751 DEEDWARR
11/21/2025 10 37 29 AM 2 pgs
Fees $13 00 Taxes $1,109 63
20251121-0093177

Prepared by and
After Recording Return to
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2025

Notary Public
My Commission Expires

ADDRESS NEW OWNER	SEND TAX BILLS TO	Map and Parcel
Jennifer Leigh Bethune 1527 Lincoya Bay Dr Nashville, TN 37214	Jennifer Leigh Bethune 1527 Lincoya Bay Drive Nashville, TN 37214	Tax Map(s) 109- Parcel(s) 05-0D-008 00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
JERRY WAYNE CAMPBELL, A MARRIED MAN AND SANDRA JANE BOUDREAUX, A MARRIED WOMAN,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JENNIFER LEIGH BETHUNE, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Unit No 1527 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No 20040628-0076712 and Supplementary Declaration of record in Instrument No 20041028¬0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No 20041028-0129585, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein

BEING the same property conveyed to Nellie J Poteete, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, dated 3/15/2005 and recorded 3/16/2005 in Instrument No 20050316-0028984, Register's Office for Davidson County, Tennessee

The said Nellie J Poteete died testate on September 23, 2021 According to her Last Will and Testament filed in Docket No 21P2122 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), she devised the subject property to her sister, Lorene Campbell, with a Life Estate in her friend, Eddie Randle Kilpatrick, Jr , with the stipulation that should he vacate the property, Lorene Campbell (or her children, Jerry Wayne Campbell and Sandra Jane Boudreaux if she is deceased), shall take possession and title to the property A certified copy of the Will of Nellie J Poteete, a was recorded 2/28/2023 in Instrument No 20230228-0013953, in the Register's Office for Davidson County, Tennessee

The said Lorene Campbell (aka Lorene Glover Campbell) died testate in Rutherford County, Tennessee on April 4, 2025 According to her Last Will and Testament filed in Will Book 87, Page 810 in

the Probate Court for Rutherford County, Tennessee (Docket No 75PR1-2025-PR-441), she devised her entire estate to her two children, Sandra Jane Patterson (now known as Sandra Jane Boudreaux) and Jerry Wayne Campbell, who are also Co-Executors of the estate

It was reported that Eddie Randle Kilpatrick, Jr no longer resides at the subject property, thereby extinguishing his Life Estate Since devisee Lorene Campbell is now decreased, in accordance with the terms of the Will of Nellie Jean Poteete, the owners of the subject property are now Jerry Wayne Campbell and Sandra Jane Boudreaux

This property was never used as a primary marital residence of either Grantee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 1527 Lincoya Bay Dr , Nashville, TN 37214

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), ITS/THEIR/HIS/HER heirs and assigns forever, and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 20th day of November, 2025

Jerry Wayne Campbell

Sandra Jane Boudreaux

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Jerry Wayne Campbell and Sandra Jane Boudreaux, the bargainors, 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 purpose therein contained

Witness my hand and official seal, this the 20th of November, 2025

Notary Public

My Commission Expires

(SEAL)

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 03-18-2028
RUTHERFORD COUNTY