THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **CRT File No. 251052546**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,000.00. Margaret Bane Affiant Subscribed and sworn to before me, this 21st day of November, 2025. Notary Public My Commission Expires: 11/25/28

Karen Johnson
Batch # 1350029
11/24/2025 10 44 44 AM
Fees $13 00 Taxes $1,753 80
20251124-0093554

Davidson County
DEEDWARR
2 pgs

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

WARRANTY DEED

Address New Owner: Frank Bane and Margaret Bane, and Elizabeth Hong 1588 Winding Creek Dr Nolensville TN 37135	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188 10 0C 180.00

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, **Cindy G. Campbell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Bane and Margaret Bane, husband and wife and Elizabeth Hong, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of CAROTHERS FARMS, PHASE 3, SECTION 2 of record in Plat at Instrument No. 20181217-0122265, 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 James W. Campbell, III and Cindy G. Campbell, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190808-0079186, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 08, 2019. The said James W. Campbell, III died on April 20, 2024, leaving Cindy G. Campbell as surviving tenant by the entirety.

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.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 CAROTHERS FARMS, PHASE 3, SECTION 2, as recorded in Plat Instrument No. 20181217-0122265.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582, as Supplemented in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, Instrument No. 20200803-0085638, Instrument No. 20210625-0086747, Instrument No. 20230320-0019922 and Instrument No. 20241125-0092077, as Amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697 and Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20070627-0076581 and Amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants and Stormwater Facilities and Systems recorded in Instrument No 20171116-0117787 and Instrument No. 20171116-0117788

Charter for Carothers Crossing Neighborhood Association recorded as Instrument No 20070307-0027908.

This is improved property located at 1588 Winding Creek Dr Nolensville TN 37135

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 21st day of November, 2025

Cindy G. Campbell

Cindy G Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cindy G. Campbell, 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 21st day of November, 2025

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026