Karen Johnson Davidson County
Batch# 1353926 DEEDWARR
12/04/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251204-0096585

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/24/2028

(AFFIX SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara Lewis, an unmarried woman	New Owner (NAME)	033-05-0A-003.00-CO
1295 Campbell Road (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janice K. Lewellen, an unmarried, widowed woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tara Lewis, an unmarried woman, hereinafter called the Grantees, their heirs 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. 3 on the Plan of Revised Preliminary and Final Plat for Section 1, Dawn Brooke Subdivision, of record in Instrument No. 20051005-0119998, 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 Donald E. Lewellen and wife, Janice K. Lewellen by Warranty Deed from Terry E. Wilkes, of record in Instrument No. 20040928-0116436, Register's Office for Davidson County, Tennessee, dated September 23, 2004 and recorded on September 28, 2004, and being corrected by Deed of Correction recorded on October 20, 2008 of record in Instrument No. 20081020-0105353 in the aforesaid Register's Office.

The said Donald E. Lewellen having died on January 13, 2024 survived by his wife, Janice K. Lewellen. Donald E. Lewellen being the same person as Donald E. Lewellen, Sr.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1295 Campbell Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 3rd day of December, 2025.

WARRANTY DEED
(Continued)

Janice K. Lewellen

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 3rd day of December, 2025.

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 12/3/2025 (date of document).

Affiant Signature

12/3/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY