Karen Johnson Davidson County
Batch# 1358833 DEEDWARR
12/17/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20251217-0100159

AUBREY B. SALING

TO: *WARRANTY DEED*

ZACHARY CAMPBELL

THIS DEED OF REALTY, executed as of the 12th day of December, 2025, by Grantor, AUBREY B. SALING, a married person, to Grantee, ZACHARY CAMPBELL, a married man:

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Connell Estates, Section 1, as of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Aubrey B. Saling, a married person, by Warranty Deed dated January 22, 2025, from Lisa Dorris, Individually as Heir at law of Alma Lucille Johnson and Phyliss Angela Johnson, recorded January 23, 2025 at 11:43 AM, appearing of record at Instrument No. 20250123-0005324, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*
>
> This conveyance is made subject to (1) all applicable zoning ordinances; (2) utility, sewer, drainage easement and other easements of record in Book 11600, Page 590 and Book 4805, Page 909; (3) all matters as shown on above referenced plat of record; and (4) any and all other matters of public record, in the Register's Office for Davidson County, Tennessee.
>
> Subject property is not now or ever has been marital residence of the herein Grantor.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2025 taxes which have been prorated as of the date herein and Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as ~~of the day~~ written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
:
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Aubrey B. Saling, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12th day of December, 2025.

[Affix Notary Seal]

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

Notary Public

My Commission Expires: _____

Property Owners Name
and Mailing Address:

ZACHARY CAMPBELL
208 Lucien Drive
Goodlettsville, TN 37072

Person or Entity Responsible for
Payment of Property Taxes:

OLD NATIONAL BANK
One Main Street
Evansville, IN 47708

PROPERTY ADDRESS: 208 LUCIEN DRIVE, GOODLETTSVILLE, TN 37072
MAP-PARCEL: 018 07 0 043.00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $360,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

[Affix Notary Seal]

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

202512170100159

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/12/2025 (date of document).

Jennifer Russell
Affiant Signature

12/15/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15 day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

