WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363913 DEEDWARR
12/31/2025 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $902.80
20251231-0104161

MJ-MMCLR-25-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 06/14/28
(AFFIX SEAL)

TEALE ROGERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole Campbell	**NEW OWNER**	
(NAME) **600 Lawrence Street**	(NAME) 600 Lawrence St.	**044-11-0-106-00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP BYRON BATES, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE CAMPBELL**, hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 110 on the Plan of Section A, Village Of Old Hickory of record in Plat Book 1424, Page 68, 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 Jack L. Jones and wife, Joyce A. Jones by Warranty Deed from Gene H. Nash, Sherman R. Nash and Edna E. Bethel, Individually, as the sole and only heirs of Velma G. Horton Nash and as Co-Executors under the Will of Velma G. Horton Nash of record in Book 6991, Page 48, Register's Office for Davidson County, Tennessee, dated September 22, 1986 and recorded on September 25, 1986.

Jack L. Jones having since died on or about October 14, 1994, leaving Joyce A. Jones as surviving tenant by the entirety.

Joyce A. Jones having since died intestate on or about October 24, 2025, leaving Philip Byron Bates, Jr. as her heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20251230-0103729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on Key Maps of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
- Charter of Old Hickory Village Neighborhood Association, Inc. of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Lawrence Street, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF DECEMBER, 2025.

Philip Byron Bates Jr

Philip Byron Bates, Jr.

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, via audio-visual communication, a Notary Public in and for said County and State, PHILIP BYRON BATES, JR., the within named bargainor, 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 29th of December, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Taylor Rougemont, 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 12/29/25 (date of document).

Affiant Signature

12/29/2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 29 day of DECEMBER, 2025.

Notary Signature

My Commission Expires: 9/15/27
Notary Seal

