Karen Johnson Davidson County
Batch# 1364217 DEEDWARR
12/31/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20251231-0104602

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64303
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Madeline Margaret Moriarty John Cain McKee 4707 Utah Avenue Nashville, TN 37209	New Owners 4707 Utah Ave. Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 10303022800 #39013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,025,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexandra Campbell and Robert R. Campbell, III, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madeline Margaret Moriarty, single and John Cain McKee, single as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 of Block 10 on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 4 of Block 10 fronts 50 feet on the southerly margin of Utah Avenue and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Alexandra Campbell and Robert R. Campbell, III, wife and husband, by Warranty Deed from Daniel L. Clayton and Stacy E. Clayton, wife and husband, dated April 26, 2018 and recorded on May 1, 2018, of record in Inst. No. 20180501-0041243, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 104, said Register's Office.

This is improved property, known as 4707 Utah Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of December, 2025.

Alexandra Campbell

Robert R. Campbell, III

State of Tennessee

County of Davidson

On this 30th day of December, 2025 before me the undersigned authority, personally appeared Alexandra Campbell and Robert R. Campbell, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Sworn and subscribed before me this 30th day of December, 2025.

Notary

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 December 30, 2025 (date of document).

Affiant Signature

12/31/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of December, 2025.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027