Karen Johnson Davidson County
Batch# 1391254 DEEDWARR
03/10/2026 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20260310-0019034

2025-387-SM

Box #14

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is 3,200,000.00.

Affiant

Subscribed and sworn to before me, this the 10 day of March, 2026.

Notary Public

My commission expires: 3/29/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Taylor Nelson and Jaymee Nelson	**"New Owner"**	171-02-0C-028-00
6328 Callie Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jennifer Lynn Campbell N/K/A Jennifer Lynn Willcock, Trustee of Jennifer Lynn Campbell Revocable Living Trust dated February 3, 2023

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Nelson and Jaymee Nelson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 28 on the Final Plat Callie Subdivision Phase 1, of record in Instrument No. 20220207-0013826, and Surveyor's Certificate of Correction of record in Instrument No. 20230208-0009106, 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 Jennifer Lynn Campbell, Trustee of the Jennifer Lynn Campbell Revocable Living Trust, by Warranty Deed dated April 10, 2024, from GP Luxury, LLC, a Tennessee limited liability company, of record in Instrument No. 20240411-0025737, said Register's Office.

The said Jennifer Lynn Campbell having since married, and is now known as Jennifer Lynn Willcock and husband, Ashley J. Willcock.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 171-02-0C-028-00.

The Plan of record in Instrument No. 20220207-0013826 and Surveyor's Certificate of Correction of record in Instrument No. 20230208-0009106, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Callie, of record in Instrument No. 20230120-0004627, amended in Instrument No. 20230217-0011669, said Register's Office, By-Laws are hereby appended thereto.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20231121-0090515, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20210122-0009467, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6994, page 912, Book 7154, page 260, Book 7175, page 803, Book 8157, page 66 and Book 8216, page 941, said Register's Office.

Right of Way Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8493, page 544 and by Agreed Final Order of record in Book 8657, page 507, said Register's Office.

A 20 foot permanent easement to the Metropolitan Government of Nashville and Davison County by Order of Possession of record in Book 7487, page 557 and amended Order of Possession of record in Book 7520, page 881, said Register's Office.

Final Order to the Metropolitan Government of Nashville and Davidson County for Temporary Construction Easement of record in Book 8463, page 327 and in Book 8463, page 330, said Register's Office.

Notice of completion filed April 01, 2024, of record in Instrument No. 20240402-0022667, said Register's Office.

This is improved (X) Unimproved (____) property, known as 6328 Callie Lane, Brentwood, TN 37027.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 3rd day of March, 2026.

Jennifer Lynn Campbell Revocable Living Trust dated February 3, 2023

By: Jennifer Lynn Campbell N/K/A Jennifer Lynn Willcock, Trustee

Jennifer Lynn Campbell N/K/A Jennifer Lynn Willcock, Trustee of Jennifer Lynn Campbell Revocable Living Trust dated February 3, 2023

STATE OF TENNESSEE
COUNTY OF Rutherford

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lynn Campbell N/K/A Jennifer Lynn Willcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Jennifer Lynn Campbell Revocable Living Trust dated February 3 , 2023, the within named bargainor, and is authorized by the Trust document to execute this instrument on its behalf.

WITNESS my hand, at office, this 3rd day of March, 20 26.

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, J. Trent Lehman, 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 3/3/26.

Date

Affiant Signature

3/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

