Karen Johnson Davidson County
Batch# 1400122 DEEDWARR
04/01/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260401-0025853

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 27 day of March, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Courtney Leigh Bartlett	Texana Bank, N.A.	063-08-0 074.00
4021 University Ave.	1680 Keller Parkway	
Old Hickory, TN 37138	Keller, TX 76248	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN K. CAMERON AND CANNON E. CAMERON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COURTNEY LEIGH BARTLETT, A SINGLE WOMAN, AND MARGARET LYNNE BARTLETT AND WILLIAM DAVID BARTLETT, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2 and 4, Block A-1, on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Nathan K. Cameron and Cannon E. Cameron, husband and wife, by Warranty Deed from Jason Wilkerson, a married man, dated 7/16/2009 and recorded 7/22/2009 in Instrument No. 20090722-0068700, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4021 University Ave., Old Hickory, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NKC
CEC by NKC, AIF

Witness my hand this the 27th day of March, 2026.

Nathan K. Cameron

Cannon E. Cameron by Nathan K. Cameron her attorney in fact
Cannon E. Cameron by Nathan K. Cameron
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan K. Cameron and Cannon E. Cameron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Nathan K. Cameron with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cannon E. Cameron by Specific POWER OF ATTORNEY dated 03/23/2026, and who acknowledged that he executed the same as the free act and deed of Cannon E. Cameron.

Witness my hand and official seal this 27th day of March, 2026.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/27/2026. (date of document).

Affiant Signature

3/31/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

