WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: 2.25.2027

(AFFIX SEAL)

mail →

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlos Sanchez	AMERICAN PACIFIC MORTGAGE CORPORATION	071-08-0-123.00
(NAME)	(NAME)	
2101 Jones Circle	3000 LAVA RIDGE COURT SUITE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	ROSEVILLE, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1405656 DEEDWARR
04/15/2026 08:26:35 AM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20260415-0030540

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stacy Marie Kampfer, a single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Sanchez, an unmarried man, as to an undivided 50% interest, and Emily Crampsey, an unmarried woman, as to an undivided 50% interest, as tenants in common,** 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. 162 on the Map of Section One, Joywood Heights, described according to a survey made by Z. J. Wilkinson, Surveyor, June 12, 1946 and as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the easterly margin of Jones Circle at the corner of Lots Nos. 161 and 162; thence with the line between said two lots, eastwardly 193 feet to the westerly line of Lot No. 147; thence with the westerly line of Lots Nos. 147 and 146, northwardly 60 feet to the corner of Lots Nos. 162 and 163; thence with the line between said two lots, westwardly 193 feet to the easterly margin of Jones Circle; thence with said Circle southwardly 60 feet to the point of beginning.

Being the same property conveyed to Stacy Marie Kampfer, a single woman, by Warranty Deed from James Thompson, Jr., Personal Representative of The Estate of Mary Ann McKnight, dated October 26, 2023, of record in Instrument No. 20231027-0084285, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2101 Jones Circle, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Map of record in Book 1130, page 91; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 8th day of April, 2026.

Stacy Marie Kampfer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stacy Marie Kampfer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 8th day of April, 2026.

Notary Public
My Commission Expires: _____

File No.: 40079

