Karen Johnson Davidson County
Batch# 1412250 DEEDWARR
04/28/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260428-0037269

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454007

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2026.

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen Ann Campbell 141 Fann Road Nolensville, TN 37135	New Owner	Tax Parcel ID No. 073 07 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimber Lee Saunders, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Ann Campbell, an unmarried woman, and Daniel Rauso, an unmarried man, joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34B on the Plan of ZONE LOT DIVISION OF LOTS 33 THRU 37 (SECTION 4), CABIN HILL as of record in Plat Book 6250, Page 520, Register's Office for said County, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Kimber Lee Saunders, an unmarried woman, by Warranty Deed from Michael York and Belinda York, husband and wife, of record in Instrument No. 20220531-0062464, in the Register's Office of Davidson County, Tennessee, dated May 27, 2022 and recorded on May 31, 2022.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION OF LOTS 33 THRU 37 (SECTION 4), CABIN HILL, as recorded in Plat Book 5200, Page 795, and Plat Book 6250, Page(s) 520.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6430, Page 508 and Book 9412, Page 317.

Easement recorded in Book 6181, Page 107, Book 6209, Page 475, Book 6407, Page 273 and Book 6846, Page 616.

Charter for Two Rivers Place Owners Association recorded as Book 6560, Page 154.

By-Laws for Two Rivers Place Owners Association recorded as Book 6430, Page 530.

This is improved property located at 2424 Robbie Court Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2026.

Kimber Lee Saunders

Kimber Lee Saunders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

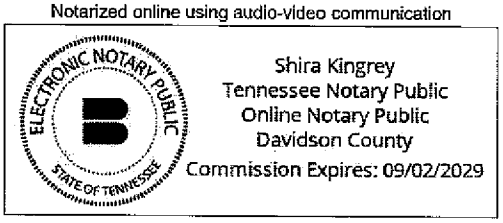
Personally appeared before me by means of an interactive two-way audio/video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimber Lee Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2026.

Shira Kingrey

Notary Public
My Commission Expires: _____

Notarized online using audio-video communication



Certificate of Authenticity

I, Shira Kingrey, 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 April 28, 2026.

Date

Affiant Signature

04/28/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2026.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

My Commission Expires: 03/20/2028
Date

Notary's Seal (if on paper)