Karen Johnson Davidson County
Batch# 1412296 DEEDWARR
04/28/2026 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $3,348.50
20260428-0037495

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39116-02-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $905,000.00. Affiant Subscribed and sworn to before me this 24th day of April, 2026. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Duncan F. Campbell, Janet K. Campbell 2411 Crestmoor Road #104 Nashville, TN 37215	**Send Tax Bills To:** New Owners 371 Ruby King Loop Cle Elum, WA 98922	**Tax Information:** Map and Parcel No.: 117100B00700CO

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, **Richard J. Sanders and Deborah Nunn Sanders, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Duncan F. Campbell and Janet K. Campbell, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2411 Crestmoor Road #104, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 23th day of April, 2026.

Richard J. Sanders

Deborah Nunn Sanders

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard J. Sanders and Deborah Nunn Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2026.

Notary Public

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit #104 together with the appurtenant interest in the common elements of THE WHITNEY horizontal property regime established by Master Deed and Bylaws of record in Instrument 20060921-0117371, Register's Office, Davidson County, Tennessee; amended by First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument No. 20070601-0065028; amended by Third Amendment to Master Deed of record in Instrument No. 20120702-0058112; amended by Fourth Amendment to Master Deed of record in Instrument No. 20180828-0085147; amended by Fifth Amendment to Master Deed of record in Instrument No. 20260112-0002555, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard J. Sanders and Deborah Nunn Baruzzini, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Walter H. Crouch and wife, Ruth R. Crouch, of record in Instrument No. 20220701-0076708, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022 and recorded on July 01, 2022.

Being the same property conveyed to Richard J. Sanders and Deborah Nunn Sanders, husband and wife, by Quitclaim Deed from Richard J. Sanders and Deborah Nunn Baruzzini n/k/a Deborah Nunn Sanders, of record in Instrument No. 20221018-0113548, in the Register's Office of Davidson County, Tennessee, dated October 14, 2022 and recorded on October 18, 2022.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONSOLIDATION PLAT OF LOTS 20 AND 21, HILLSBORO VIEW DEVELOPMENT COMPANY, as recorded in Instrument No. 20061212-0153243.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Whitney Condominium of record in Instrument No. 20060921-0117371, as amended in Instrument No. 20061009-0125107, Instrument No. 20070601-0065028, Instrument No. 20120702-0058112, Instrument No. 20180828-0085147 and Instrument No. 20260112-0002555; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20061115-0141827.
6. Charter for The Whitney Condominium Association, Inc., recorded as Instrument No. 20080724-0076076.

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 April 23, 2026 (date of document).

Affiant Signature

4/28/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

