WARRANTY DEED

The actual consideration or value for this transfer is $ 495,000.00 .

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 7th day of MAY , 2026.

NOTARY PUBLIC
My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch # 1418795 DEEDWARR
05/11/2026 02:01:41 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20260511-0042372

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Larry Campbell, & wife, Deborah Campbell 6040 Hagars Grove Pass Hermitage, TN. 37076	New Owner	098.10.0A / 011.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by LARRY CAMPBELL and wife, DEBORAH CAMPBELL, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, LOIS P. McCORMICK, un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer, grant and convey unto:

LARRY CAMPBELL and wife, DEBORAH CAMPBELL, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Phase One, Hagars Grove, of record in Instrument #20040614-0069738, Register's Office for Davidson County, Tennessee to which this plat reference is hereby made for a more complete description.

Being all the same property conveyed to John D. McCormick and wife, Lois P. McCormick by deed from Frank Batson Homes, Inc, Dated February 14, 2005 of record as Instrument # **20050217-0018057**, Register's Office for Davidson County, Tennessee. The said John D. McCormick having died on June 5, 2022, leaving his surviving spouse, Lois P. McCormick as the surviving tenant by the entireties.

The above description is the same as in the previous deed of record.

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. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

2026 Property Taxes not yet due on the property which shall be paid by the Grantees. Declarations of Covenants, Conditions and Restrictions of record as Instrument #20040603-0065607; Instrument #20180920-0093249, and Instrument #20220805-0089336, Register's Office for Davidson County, Tennessee. Charter of Hagars Grove Homeowners Associaztion of record at Instrument #20040618-0072535, said Register's Office; the Plan, with Owner's Certificate of record as Instrument 20040614-0069738, said Register's Office, which Plan shows minimum building setback lines, easements, to which said Plan reference is here made for a more complete description. Easement for sanitary sewer and/or storm drainage of record as Instrument #20030827-0124254, said Register's Office.

This is improved property known as: 6040 Hagars Grove Pass, Hermitage, TN 37076.

Witness this 5th day of MAY, 2026.

Lois P. McCormick by Scott D. McCormick

Lois P. McCormick
By: Scott D. McCormick, Attorney-in-Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I, **Scott D. McCormick**, Attorney-in-fact for **Lois P. McCormick**, First being duly sworn, make oath that the Authority granted to me by Power of Attorney of record in Instrument # 2026-0324-0023219, Register's Office for Davidson County, TN. has not been revoked, and I have not received any notice of revocation either written or oral.

Scott D. McCormick

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

T.C.A. 66-22-107(c)

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared **Scott D. McCormick**, to me known, (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Lois P. McCormick** , and acknowledged that he, (Scott D. McCormick) executed the same as the free act and deed of **Lois P. McCormick** .

Subscribed and sworn to before me, this the 5th day of MAY, 2026.

SEAL

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 01/24/2028