Karen Johnson Davidson County
Batch# 1421720 DEEDWARR
05/18/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $7,677.50
20260518-0044282

WARRANTY DEED

DONNA L SAVAGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-25-2028

File No. AP-26-1750

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 11-25-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci M. Rubin and Michael J. Rubin	New Owner	
(NAME)	(NAME)	
1510 Tyne Boulevard		145-02-0C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/we, **Anderson Wirth Campbell and Katherine Braswell Campbell, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Staci M. Rubin and Michael J. Rubin, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1 of Homes At 1508 And 1510 Tyne, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 1508 And 1510 Tyne, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170731-0077280, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Anderson Wirth Campbell and Katherine Braswell Campbell, husband and wife by Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200128-0009908 Register's Office for Davidson County, Tennessee, dated January 27, 2020 and recorded on January 28, 2020.

This is property more commonly known as 1510 Tyne Boulevard, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our 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.

Witness my/our hand this 8TH day of May, 2026.

Anderson Wirth Campbell

Anderson Wirth Campbell

Katherine Braswell Campbell

Katherine Braswell Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8TH day of May, 2026, before me personally appeared Anderson Wirth Campbell and Katherine Braswell Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8TH day of May, 2026.

Notary Signature
My commission expires: 02/23/2028

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/14/26.

Date

Affiant Signature

5/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of May, 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

