Karen Johnson Davidson County
Batch# 1438344 DEEDWARR
06/25/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260625-0057695

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. EM-26-2720	

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 2, 2029

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
Clay Montana Walker	NEW OWNER	
(NAME) 1605A Stokes Lane	(NAME)	117-08-0X-001.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Joseph Francis Campin and Melissa Ann Clouse, Trustees of Bloss 2023 Irrevocable Trust dated February 3, 2023**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clay Montana Walker, unmarried man**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No A of Homes at 1605 Stokes Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1605 Stokes Lane, a Horizontal Property Regime, of record in Instrument Number 20150625-0061198, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration.

Being the same property conveyed to Brent K. Bloss and Lee Ann Bloss, Husband and Wife by Warranty Deed from Cheri B. Natcher, Trustee of The Cheri B. Natcher Revocable Trust Dated December 2, 2010 of record in Instrument No. 20230105-0000902 Register's Office for Davidson County, Tennessee, dated December 30, 2023 and recorded on January 05, 2023.

Being the same property conveyed to Joseph Francis Campin and Melissa Ann Clouse, and their successors, Trustees of The Bloss 2023 Irrevocable Trust by Quit Claim Deed from Brent K. Bloss and Lee Ann Bloss, husband and wife of record in Instrument No. 20230717-0054367 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on July 17, 2023.

This is property more commonly known as 1605A Stokes Lane, 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 24th day of June, 2026.

Bloss 2023 Irrevocable Trust dated February 3, 2023

By: _____
Joseph Francis Campin, Trustee

By: Melissa Ann Clouse
Melissa Ann Clouse, Trustee

STATE OF KANSAS
COUNTY OF JOHNSON

On this 24th day of June, 2026, before me personally appeared Joseph Francis Campin and Melissa Ann Clouse, Trustees of Bloss 2023 Irrevocable Trust dated February 3, 2023, 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 24th day of June, 2026.

_____
Notary Signature MARK JACOBS
My commission expires: 10/10/2028

Mark Jacobs Commission # 1222564
Notary Public State of Kansas
My Appointment Expires
October 10, 2028

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 6/24/26 (date of document).

Affiant Signature

6/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

