# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1441888 DEEDWARR
07/02/2026 02:31:54 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20260702-0060015

File #26-TL-1109-COMP

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07 2026

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **David Campbell and Victoria Souza-Campbell** | New Owner | |
| (NAME) | (NAME) | **142 16 0A 063.00** |
| **1109 Bedfordshire Court** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**GARY P. ADAMS AND SPOUSE, MARNE M. ADAMS,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**DAVID CAMPBELL AND VICTORIA SOUZA-CAMPBELL, HUSBAND AND WIFE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of PHASE TWO OF DEVON PARK of record in Plat Book 6250, Page 432, Register's Office for said county.

Said Lot No. 63 fronts 85.00 feet on the Southwesterly margin of Bedfordshire Court and extends back between parallel lines 136.22 feet to a dead end line the rear.

Being the same property conveyed to Gary P. Adams and spouse, Marne M. Adams, by Warranty Deed from Mark C. Pierret and spouse, Lisa G. Hayes, of record in Instrument No. 20030730-0107840, in the Register's Office of Davidson County, Tennessee, dated July 23, 2003 and recorded on July 30, 2003.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO OF DEVON PARK, as recorded in Plat Book 6250, Page(s) 432.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6176, Page 7, as amended in Book 6541, Page 452 and Book 6967, Page 156.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 252 and Book 6503, Page 144.
* Charter for Devon Park Homeowners Association, recorded in Book 7372, Page 862.
* By-Laws of Devon Park Homeowners Association as recorded in Book 8276, Page 53.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1109 Bedfordshire Court, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30th day of June, 2026.

Gary P. Adams

Marne M. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2026, before me personally appeared Gary P. Adams, 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 30th day of June, 2026.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 30th day of June, 2026, before me personally appeared Marne M. Adams, 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 30th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028