Karen Johnson Davidson County
Batch# 1442730 DEEDWARR
07/07/2026 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260707-0060846

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2380

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of June, 2026

Notary Public

Commission Expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mitchell Whidden and Jenna Whidden 1051 Jacob's Valley Road Joelton, TN 37080	Same As New Owner	020-00-0-059.00

WARRANTY DEED

FOR AND IN 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,

Steven Campbell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchell Whidden and Jenna Whidden, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 on the Plan of Final Plat of Section Three, Jacobs Valley of record in Plat at Instrument No. 20021010-0124310, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Young and Deanna C. Young, husband and wife by Warranty Deed from Jason Case and Renee Case, husband and wife of record in Instrument No. 20230531-0040890 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 31, 2023.

Being the same property conveyed to Steven Campbell, unmarried by Warranty Deed from Richard D. Young and Deanna C. Young, husband and wife of record in Instrument No. 20240801-0058506 Register's Office for Davidson County, Tennessee, dated July 30, 2024 and recorded on August 01, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1051 Jacob's Valley Road, Joelton, TN 37080

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 so 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.

Dated this the 30th day of June, 2026.

Steven Campbell

Steven Campbell

STATE OF Miss
COUNTY OF Attala

On this 30th day of June, 2026, before me personally appeared Steven 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 30th day of June, 2026.

Lisa M. Dendy

Notary Signature
My commission expires: 03-12-2030

STATE OF MISSISSIPPI NOTARY PUBLIC ID#1681 LISA M. DENDY Commission Expires March 12, 2030 ATTALA COUNTY

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6/30/26.

Affiant Signature

6/30/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of June, 2026.

Notary Signature

My Commission Expires: 5/12/30

