Karen Johnson Davidson County
Batch# 1442966 DEEDWARR
07/07/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20260707-0061136

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64541
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Caroline Campbell 3719 Auburn Lane Nashville, TN 37215	Caroline Campbell 3719 Auburn Lane Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 116080G21800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **May Weiss, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Campbell**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
A Condominium Apartment in Davidson County, Tennessee, being Unit No. 6 of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 537, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Letitia Murray Hickox, unmarried, by Warranty deed from Andrew Keith Summar, unmarried, dated July 30, 1999 and recorded on August 4, 1999, of record in Book 11606, page 122, Register's Office for Davidson County, Tennessee. The said Letitia Murray Hickox has since died. The Last Will and Testament of Letitia Murray Hickox of record in Docket No. 24P2123, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed May Weiss as Executor of said Will. By Executor's Quitclaim Deed dated August 27, 2025, recorded September 3, 2025, of record in Inst. No. 20250903-0070406, said Register's Office, May Weiss, Executor of the Estate of Letitia M. Hickox conveyed subject property to Dan Murray, Jr., Trustee of the Letitia Murray Hickox Living Trust. Subject property was further conveyed to May Weiss by Quitclaim deed from Dan Murray, Jr., Trustee of the Letitia Murray Hickox Living Trust by Trustee's Quitclaim Deed dated September 9, 2025, recorded September 15, 2025, of record in Inst. No. 20250915-0073576, said Register' Office, as by Scrivener's Affidavit of record in Inst. No. 20260217-0012303, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5560, page 763, Inst. No. 20140703-0059134, Inst. No. 20140715-0062498, Inst. No. 20210429-0057674, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Covenants, Conditions and Restrictions in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5691, page 61, Book 11758, page 466, book 5514, page 138, Book 5152, page 401, Inst No. 20170522-0050870, Inst. No. 20210430-0058356, said Register's Office; Charter of Sugartree Homeowners Association, Inc., of record in Book 5683, page 670, said Register's Office.

This is improved property, known as 3719 Auburn Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of June, 2026.

May Weiss

State of MS

County of Lafayette

On this 30th day of June, 2026 before me the undersigned authority, personally appeared May Weiss, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 8/18/2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 82468 CHRISTINE S. POWELL Commission Expires Aug. 18, 2028 UNION COUNTY

State of MS

County of Lafayette

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

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

Notary

My Commission Expires: 8/18/2028

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 82468 CHRISTINE S. POWELL Commission Expires Aug. 18, 2028 UNION COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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. (date of document).

Affiant Signature

7/6/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

