Karen Johnson Davidson County
Batch# 1448106 DEEDWARR
07/16/2026 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260716-0064669

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th **DAY OF JULY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 10/25/2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11339

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Amilcar A. Velasquez and Bessy Guevara de Velasquez 901 Preston Court Antioch, TN 37013	New Owner	148-12-0-276.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Walter L. Campbell, Jr., a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amilcar A. Velasquez and Bessy Guevara de Velasquez, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 8, on the plan of Hazelwood, Section 21, of record in Plat Book 6200, page 595, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter L. Campbell Jr. by Warranty Deed from William Joseph West and wife, Dawn West of record in Instrument No. 20020722-0087928 Register's Office for Davidson County, Tennessee, dated July 17, 2002 and recorded on July 22, 2002.

Meggan Binder, as the spouse of Walter L. Campbell, Jr., hereby joins in the exeuction of this instrument to convey her marital interest in the subject property, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **901 Preston Court, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 15th day of July, 2026

Walter L. Campbell, Jr.

Meggan Binder

STATE OF TENNESSEE

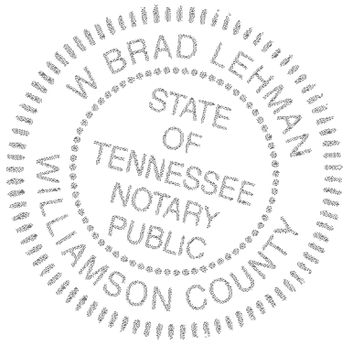
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Walter L. Campbell, Jr. and Meggan Binder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of July, 2026.

Notary Public

My Commission Expires: 8/19/28



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Irena Staggs, 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 July, 15th, 2026.

Custodian's Signature

07/15/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/19/28

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202607160064669