Karen Johnson Davidson County
Batch# 1461925 DEEDWARR
08/19/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20260819-0077157

# WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,000.00

Amanda Allen
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/12/2026.

Carmen Coats
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/5/29

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 10725-26NASH-TN

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Adam Perez and Hannah Perez** | LEGACY HOME LOANS, LLC | 041 04 0 025.00 |
| 1145 Cherbron Drive | 408 HIGHWAY 76 | |
| Nashville, TN 37207 | WHITE HOUSE, TN 37188 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Wesley Shawn Campbell and wife, Christa Renee Campbell**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Adam Perez and Hannah Perez, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Situated and being in the 10th Civil District, County of Davidson, State of Tennessee, described as follows, to wit: Being Lot No. 5 on the Plan of Dalemere Subdivision, a Plat of which is of record in Book 2900, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wesley Shawn Campbell and wife, Christa Renee Campbell, by Warranty Deed from Joan A.E. Davis, a widow, dated September 30, 2009, and recorded October 7, 2009, of record in Instrument No. 20091007-0093296, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1145 Cherbron Drive Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on August 12, 2026.

Wesley Shawn Campbell

Wesley Shawn Campbell

Christa Renee Campbell

Christa Renee Campbell

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, Wesley Shawn Campbell and Christa Renee Campbell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 12, 2026.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File #: 10725-26NASH-TN**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 August 12. 2026

Affiant Signature

17th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028