Karen Johnson Davidson County
Batch# 1467497 DEEDWARR
09/02/2026 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,191.40
20260902-0081419

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39409-07-2026**	STATE OF TENNESSEE, C The actual consideration or value, whichever is greater, for this transfer is: $322,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2026. Notary Public My Commission Expires: 11/27/2027

JENNIFER GENTRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER 27, 2027

WARRANTY DEED

Address New Owner: Andrew Bazinet 3107 Crosswood Drive Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 09610026300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda M. Campbell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Bazinet, unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3107 Crosswood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26 day of August, 2026.

Linda M. Campbell

Linda M. Campbell

STATE OF Texas

COUNTY OF Taylor

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda M. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August, 2026.

Notary Public

My Commission Expires:

Jan 27, 2029

NANCY E. MARTINEZ
My Notary ID # 8235705
Expires January 27, 2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 558, on the Map of CLOVERHILL, SECTION NO. VIII, as of record in Plat Book 2331, Page 10-11, Register's Office for Davidson County, Tennessee.

Said Lot No. 558 fronts 94.6 feet on the Southerly side of Crosswood Drive and runs back 376.1 feet on the West line and 325.1 feet on tile East line of a dead line, measuring 60 feet thereon.

Being the same property conveyed to James W. Campbell and wife, Deborah J. Campbell, by Warranty Deed from Lum C. Brown and wife, Margaret P. Brown, of record in Book 6274, Page 589, in the Register's Office of Davidson County, Tennessee, dated April 17, 1984, and recorded on April 20, 1984.

Being the same property conveyed to James W. Campbell, by Quit Claim Deed from Deborah J. Campbell, of record in Book 7442, Page 388, in the Register's Office of Davidson County, Tennessee, dated December 16, 1987, and recorded on January 04, 1988.

Being the same property conveyed to James W. Campbell and Linda M. Campbell, husband and wife, by Warranty Deed from James W. Campbell, of record in Instrument No. 20180206-0011949, in the Register's Office of Davidson County, Tennessee, dated October 21, 2017, and recorded on February 06, 2018. The said James W. Campbell died on February 24, 2026, leaving Linda M. Campbell as surviving tenant by the entirety.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated Section 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION NO. VIII, as recorded in Plat Book 2331, Page(s) 10-11.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 26, 2026** (date of document).

August 28, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this **August 28**, 2026.

Notary's Signature

My Commission Expires: _____

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Seal