WARRANTY DEED

Karen Johnson
Batch # 1468992
09/04/2026 03:46:50 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDWARR
3 pgs

20260904-0082707

LB-QCD-26-5546

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

NO TRANSFER TAXES SHALL BE COLLECTED FOR THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(1)(C)(v), AS THIS CONVEYANCE IS FOR THE ADJUSTMENT OF PROPERTY RIGHTS BETWEEN DIVORCING PARTIES.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 26.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Whitney Belvin	**Same as New Owner**	
(NAME)	(NAME)	
5546 Blue Hole Road		**173-00-0-052.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Final Decree of Divorce under Docket No. 22D-172, in the Fourth Circuit Court of Davidson County, Tennessee, at Nashville, **JOHN G. CAMPBELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH WHITNEY BELVIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a part of the property as shown on a survey of Jack R. Underwood, TLS# 420, and more particularly described as follows:

Beginning at a point at the intersection of Pettus Road and Blue Hole Road, said point being on the Northerly boundary of Pettus Road and the Easterly boundary of Blue Hole Road; thence North 11 degrees 56' East 11.2 feet to a point; thence North 72 degrees 2' East, 42.6 feet to a point; thence following a curve in an Easterly direction 132.2 feet to a point; thence South 11.2 feet more or less to the Northerly boundary of Pettus Road; and thence following the Northerly boundary of Pettus Road along the curved lines back to the point of beginning.

and

Land in Davidson County, Tennessee, according to a survey of Jack R. Underwood, Tennessee Licensed Surveyor No. 420, consisting of 7.3 acres, more or less and more particularly described as follows:

Beginning at a point on the Easterly boundary of Blue Hole Road, said point being 11.2 feet in a Northerly direction from the intersection of Blue Hole Road and Pettus Road; thence North 11 degrees 56' East 266.8 feet to a point; thence following the Easterly boundary of Blue Hole Road in a Northwesterly direction 970 feet to a point; thence North 56 degrees 12' East 75 feet to a point; thence South 46 degrees 30' East 375.41 feet

to a point; thence South 76 degrees 25' East 379.63 feet to a point; thence South 2 degrees 31' West 514.88 feet to a point; thence South 83 degrees 38' West 291.02 feet to a point; thence South 6 degrees 22' East 279.47 feet to a point; thence in a Westerly direction 132.2 feet to a point; thence South 72 degrees 2' West 42.6 feet to the point of beginning.

Being the same property conveyed to John G. Campbell by Warranty deed from Bobby Gene Lanford, married of record in Instrument No. 20170105-0001566 Register's Office for Davidson County, Tennessee, dated January 3, 2017 and recorded on January 5, 2017.

Being the same property conveyed to John G. Campbell by Warranty deed from Bobby Gene Lanford, married of record in Instrument No. 20170105-0001566 Register's Office for Davidson County, Tennessee, dated January 3, 2017 and recorded on January 5, 2017.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5546 Blue Hole Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF August, 20 26.

John G. Campbell

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN G. CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of August, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Logan Bell, 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 9-3-2026 (date of document).

Affiant Signature

Date 9-3-2026

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/12/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY