Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | James Paul Campbell<br>7416 River Bend Circle<br>Nashville, TN 37221 |
| SEND TAX BILLS TO: | NEW OWNER |
| MAP-PARCEL NOS. | 141-12-0 C 70 CO |

BILL GARRETT, Davidson County
Trans:T20120060007 DEEDQC
Recvd: 08/13/12 12:21 2 pgs
Fees:12.00 Taxes:0.00



20120813-0072156

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Janet E. Fox FKA Janet E. Pruitt, an unmarried person** (herein "Grantor") by these presents do hereby quitclaim and convey unto **James Paul Campbell**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

**Being Lot Number 70 on the Plan of River Bend, a Planned Unit Development, of record in Plat Book 6900, Page 504 and 505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being the same property conveyed to Janet E. Pruitt, a single person, from Laurel Street Contruction [sic] Co., by Warranty Deed recorded on June 9, 1989, in Book 7861, Page 509, Register's Office for Davidson County, Tennessee. The said Janet E. Pruitt is now known as Janet E. Fox.**

The Quitclaim Deed in Instrument No. 20040316-0029840, said Register's Office, contained incomplete information and this Quitclaim Deed is being executed to properly convey the herein described property.

This property has an address of 7416 River Bend Circle, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of July 2012.

Janet E. Fox FKA Janet E. Pruitt

**Janet E. Fox FKA Janet E. Pruitt**

STATE OF Tennessee
COUNTY OF Bedford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Janet E. Fox FKA Janet E. Pruitt**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of July 2012.

Wanda G Davis
Notary Public
My Commission Expires: 6/17/2014

WANDA G. DAVIS STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

STATE OF Tennessee
COUNTY OF Bedford

The actual consideration for this transfer is $0.00.

Janet E. Fox
Affiant

Subscribed and sworn to before me this 25th day of July 2012.

Wanda G Davis
Notary Public
My Commission Expires 6/17/2014

WANDA G. DAVIS STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY