Davidson County	DEEDQC
Recvd: 02/21/17 08:34	5 pgs
Fees:27.00 Taxes:0.00	
20170221-0016882	

Commitment Number: 17RL05029

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
PATRICIA CAMPBELL, 801 LAUREL HILL DRIVE Unite 56, OLD HICKORY, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 064130B06600CO

QUITCLAIM DEED 17WK04754

PATTY CAMPBELL, correctly known as **PATRICIA CAMPBELL,** hereinafter grantor, whose tax-mailing address is **801 LAUREL HILL DRIVE Unite 56, OLD HICKORY, TN 37138**, without consideration paid, grants and quitclaims to **PATRICIA CAMPBELL**, an unmarried woman, hereinafter grantee, whose tax mailing address is **801 LAUREL HILL DRIVE Unite 56, OLD HICKORY, TN 37138**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 801 ON THE PLAN OF LAUREL HILL COURTYARD HOMES, FORMERLY THE VILLAGES OF SOUTHFORK PHASE 1, OF RECORD IN PLAT BOOK 6900, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER ESTABLISHED BY THE RESTATED MASTER DEED OF RECORD IN BOOK 8199, PAGE 779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND THE

CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS. BEING THE SAME PROPERTY CONVEYED TO MARY L. CUNNINGHAM, AN UNMARRIED WOMAN BY WARRANTY DEED DATED AUGUST 31, 2004, FROM MAURICE L. SMITH, A SINGLE PERSON, AND FILED FOR RECORD ON SEPTEMBER 15, 2004, IN INSTRUMENT NO. 20040915-0110966, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO PATTY CAMPBELL, AN UNMARRIED WOMAN AND EILEEN CAMPBELL, UNMARRIED AND MATTHEW CAMPBELL, MARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED DATED NOVEMBER 8, 2012, FROM MARY L. CUNNINGHAM, AN UNMARRIED WOMAN, AND FILED FOR RECORD ON NOVEMBER 9, 2012, IN INSTRUMENT NO. 20121109-0103587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO PATTY CAMPBELL, AS TENANT IN COMMON BY QUITCLAIM DEED FROM MATTHEW CAMPBELL AS RECORDED 01/05/2016 AS DOCUMENT 20160105-0000800. Commonly Known As: 801 LAUREL HILL DRIVE Unite 56, OLD HICKORY, TN 37138 TAX ID: 064130B06600CO
Property Address is: 801 LAUREL HILL DRIVE Unite 56, OLD HICKORY, TN 37138

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Feb 13, 2017:

Patty Campbell

PATTY CAMPBELL

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Feb 13, 2017 by **PATTY CAMPBELL** who is personally known to me or has produced Dr. Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Gail L. Farley

Notary Public

Gail L. Farley

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMMISION EXPIRES AUGUST 1 2017

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant Paul Wille

Subscribed and sworn to before me, this the 15th **Day of** February **20** 17.

Notary

HOLLY N NERI HERNANDEZ
Notary Public, State of Kansas
My Appointment Expires
7/19/2020

TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)