Karen Johnson Davidson County
Batch# 229995 DEEDQC
05/15/2019 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190515-0045570

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy J. Campbell, and wife, Monica Renee Campbell**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer all of their interest and conveys unto **Timothy J. Campbell, and wife, Monica Renee Campbell and Joseph Campbell** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 56 fronts 70 feet on the easterly side of Blanchard Place and runs back between lines 188.41 feet on the North line and 183.72 feet on the South line, to a dead line in the rear on which it measures 70.15 feet.

Being the same property conveyed to Timothy J. Campbell, and wife, Monica Renee Campbell from Barbara Ann McIntosh, recorded February 7, 2018, in Instrument No. 20180207-0012275, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, We have hereunto set out hands on this 9th day of May, 2019.

Timothy J. Campbell

Monica Renee Campbell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Timothy J. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 9th day of May, 2019.

Notary Public

My Commission Expires: 3.3.20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Monica Renee Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 9th day of May, 2019.

Notary Public

My Commission Expires: 3.3.20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Timothy J. Campbell 211 Blanchard Place Nashville, TN 37214	New Owner	Davidson County 095-04-0-142.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 9th day of May, 2019.

Notary Public

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires:

3·3·20

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3·3·20
Notary' Seal (if on paper)