This Instrument Prepared by:
John W Bishop, Attorney
Lenders Title Company
d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601
Nashville, TN 37215



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $0.

Karen Johnson Davidson County
Batch# 334000 DEEDQC
12/23/2019 01:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191223-0132465

Affiant

Subscribed and sworn to before me this 19th day of December, 2019.

Notary Public

My Commission Expires: _____

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Sydney E. Campbell and Casey Nearing 906 Virginia Avenue Nashville TN 37216	New Owner	061-10-0-156.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Shari K. Campbell, married, (herein "Grantor") has bargained and sold and does hereby quitclaim, transfer and convey all her right, title and interest which she may have in the hereinafter described property to Sydney E. Campbell, unmarried and Casey Nearing, unmarried, as tenants in common with rights of survivorship, (herein "Grantee") their heirs and assigns, forever, being that property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

BEING a part of Lot No. 28 on the Plan of Maplewood Manor of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of Lot No. 28 fronts 68 feet on the Southerly side of Virginia Avenue and extends back 275 feet 9 inches on the Easterly line and 278 feet, more or less, on the Westerly line to the Northerly line of Lot No. 13, to a rear line measuring 68 feet thereon.

BEING the same property conveyed to Sydney E. Campbell, unmarried, and Casey Nearing, unmarried, and Shari K. Campbell, married, tenants in common with right of survivorship by Warranty deed from Louisa Clary, married of record as Instrument No. 20180815-0080456 Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the principal or marital residence of the Grantor or Grantor's spouse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 19th day of December, 2019.

Shari K Campbell
Shari K. Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned Notary Public, personally appeared Shari K. Campbell, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 19th day of December, 2019.

Kelly J B
NOTARY PUBLIC

My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)