Karen Johnson Davidson County
Batch# 339971 DEEDQC
01/07/2020 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200107-0002183

QUIT CLAIM DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Kevin D. Campbell 1139 Harold Drive Nashville TN 37217	Same	Map No. 107-13 Parcel No. 25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $0.00

Carrie Burden
AFFIANT

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of January 2020.

Mildred Selman
NOTARY PUBLIC
My commission expires: 07.03.2023

For the sole purpose of establishing a fee simple ownership interest in the subject property, I, **Kenneth E. Campbell**, (the "Grantor"), do hereby quitclaim and convey unto **Kevin D. Campbell**, an unmarried man, (the "Grantee"), his heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Patricia Heights Subdivision, Section I, of record in Plat Book 2331, page 130 and 31, Register's Office, Davidson County, Tennessee.

SAID Lot No. 1 fronts 210.5 feet on the southerly side of Harold Drive partially as measured around a slight curve, 302.9 feet on the easterly line and 266.1 feet on the westerly line to a point on the rear and is more or less triangular in shape.

BEING the same property conveyed to Marion H. Campbell by instrument of record in Book 8485, Page 851, Register's Office for Davidson County, Tennessee. Marion H. Campbell died testate on July 27, 2018, and a probate estate was opened in the Davidson County Probate Court Clerk's

Office under Probate Rule No. 18P-1371. The July 7, 1999 Will of Marion Campbell admitted to probate by order of the Fifth Circuit Court for Davidson County, Tennessee on August 15, 2018. The Will appointed Kenneth E. Campbell as Executor of said estate, and the Will bequeathed the foregoing real property to his two children: Kenneth E. Campbell and Patricia A. Thomas and his grandson: Kevin Daniel Campbell. Patricia A. Thomas filed a Disclaimer of Inheritance Rights dated January 17, 2019, was filed with the Court on February 25, 2019 waiving all interest in real and personal property she would have received under the Will. Kevin Daniel Campbell has joined in this deed to waive any interest he may have in the foregoing real property.

This conveyance is subject to 2020 property taxes for which Grantee will be responsible; and any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS IMPROVED PROPERTY KNOWN AS:

1139 HAROLD DRIVE, NASHVILLE, TENNESSEE 37217.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 6 day of January 2020.

GRANTOR:

Kenneth E Campbell
KENNETH E. CAMPBELL

Notary Acknowledgements Follow on Next Page

Notary Acknowledgement to Quit Claim Deed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Kenneth E. Campbell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he, being authorized to do so, executed the foregoing Quit Claim Deed for the purpose therein contained, by signing his name.

WITNESS my hand and official seal, at office in Brentwood, Tennessee, this 6th day of January 2020.

Mildred Selman
NOTARY PUBLIC

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 07.03.2023

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, 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.

PATRICIA R. YOUNG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

THIS 7th day of January 2020.

Mildred Selman
NOTARY PUBLIC

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 07.03.2023