Karen Johnson Davidson County
Batch# 412541 DEEDQC
06/09/2020 04:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200609-0059329

Commitment Number: 26737431

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

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:
Michael Campbell and **Jenifer Campbell**, 306 S 15th Street Nashville, TN 37206-2802

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
083-13-0-310

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Michael Campbell and Jenifer Campbell, who incorrectly took title as Jennifer Campbell, husband and wife, and whose mailing address is **306 S 15th Street Nashville, TN 37206-2802**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Michael Campbell and Jenifer Campbell, husband and wife, as tenants by the entirety,** hereinafter grantees, whose tax mailing address is **306 S 15th Street Nashville, TN 37206-2802**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described property: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 5 on the plan of L.T. Stevens Subdivision being Lots 110, 111, 112, 113, 114, 133, 134, and 135 of Lindsley Home Place of record in Book 547, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same parcel conveyed to Michael Campbell and wife, Jennifer Campbell from Meadowmere, LLC, by virtue of a deed dated 10/19/2007, recorded 10/30/2007, in deed book , page , as instrument

no. 20071030-0127868 county of Davidson, state of TN. Assessor's Parcel No: 083-13-0-310
Property Address is: 306 S 15th Street Nashville, TN 37206-2802

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was 20071030-0127868 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 083-13-0-310

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 May 15, 2020:

Michael Campbell

Jenifer Campbell, who incorrectly took title as Jennifer Campbell

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 15, 2020 by **Michael Campbell** and **Jenifer Campbell, who incorrectly took title as Jennifer Campbell** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 15 day of May, 2020.

Affiant

Michael Campbell
Jennifer Campbell
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public

My commission expires:

09/07/2020

Ella K Butler
Print Name

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries