Karen Johnson Davidson County
Batch# 459468 DEEDQC
08/18/2020 04:00:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200818-0093019

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (WJH)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED

New Owner(s) & Address	Send Tax Bills To:	Map & Parcel No.:
Thomas D. Campbell **20330 Hemmingway Street** **Winnetka, California 91306**	New Owner	**070-05-0-023.00**

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRC CONSTRUCTION, INC.,** a Tennessee corporation ("Grantor"), does hereby quitclaim and convey unto **THOMAS D. CAMPBELL,** a married man (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as 0 Lincoln Avenue, Nashville, Davidson County, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 11th day of August, 2020.

GRANTOR:

TRC Construction, Inc.

THOMAS D. CAMPBELL, President

STATE OF CALIFORNIA)
:
COUNTY OF LOS ANGELES)

Before me, a Notary Public of the state and county mentioned, personally appeared Thomas D. 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 President of TRC Construction, Inc., a Tennessee corporation, within named bargainor, and that he executed the foregoing instrument on in his capacity as President of TRC Construction, Inc., for the purposes therein contained.

WITNESS my hand and seal, at office in Orange Park, California this 11th day of August, 2020.

Notary Public

My Commission Expires: 03/07/2022

JAVID ELIST
Notary Public - California
Los Angeles County
Commission # 2230499
My Comm. Expires Mar 7, 2022

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

The actual consideration for this transfer is $10.

AFFIANT

Subscribed and sworn to before me, this 11 day of August 2020.

NOTARY PUBLIC

My Commission Expires: 03/07/2022

JAVID ELIST
Notary Public – California
Los Angeles County
Commission # 2230499
My Comm. Expires Mar 7, 2022

EXHIBIT A

Legal Description

Map/ Parcel ID # 0070-05-0-023.00

LAND in Davidson County, Tennessee, Being Lincoln Avenue, Part of Lot No. 13, 220 x 300 x IR. Field Book Number 13D 21210-13DA 47270.

Being the same property conveyed to TRC Construction, Inc. Theodore Campbell being the President thereof; (Theodore Campbell and Theodore R. Campbell and Theodore Roland Campbell all being one and the same person) as President, by Final Decree Confirming Sale of record Book 6068, Page 155, Register's Office of Davidson County, Tennessee, as amended by that certain Order from Relief Pursuant to Tenn. R. Civ. P. 60 Amending Final Decree Confirming Sale Dated June 2, 1983 entered July 5, 2018, of record at Instrument 201809130091087.

This is improved property known as 0 Lincoln Avenue, Nashville, Tennessee 37218.

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester III, 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, Natalina D. Eckerman, a notary public for this county and state, Sam McAllester, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Natalina D. Eckerman
Notary's Signature

My Commission Expires: September 6, 2022

NATALINA D. ECKERMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON