Karen Johnson Davidson County
Batch# 473537 DEEDQC
09/10/2020 02:17:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200910-0103372

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DILLON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

W-SB-SWBC-20-513

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Holly S. Stewart, a single woman	**New Owner**	
(NAME) **513 East Campbell Rd,**	(NAME)	**042-03-0-114.00**
(ADDRESS) **Madison, TN 37115-2501**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP P. CAMPBELL, AN UNMARRIED MAN AND HOLLY S. STEWART, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY S. STEWART, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the 11th Civil District of said County, describing according to a copy of a survey made by Harvey Gee, Surveyor, dated July 1, 1964, as follows:

Beginning at a point in the South margin of Campbell Road, 593.25 feet East from the Easterly margin of Ronnie Road, being the Northeast corner of a tract recently conveyed to J.C. Thompson Construction Company, Inc.; thence along the margin of Campbell Road, South 87 degrees 01.5 minutes East 113 feet to a point; thence South 2 degrees 58.5 minutes West 341.7 feet to a point; thence South 79 degrees 28.5 minutes West 116.2 feet to the southeast corner of the lot heretofore conveyed to Thompson Construction Company, as aforesaid; thence along the line of said lot, North 2 degrees 58.5 minutes East 368.8 feet to the point of beginning.

Being the same property conveyed to Philip P. Campbell, an unmarried man and Holly S. Stewart, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Hanson B. Skelton, Jr., married, Mitchell B. Skelton and Vicki L. Skelton, husband and wife, Marsha Louise Alsup, married, and Sheralyn E. Shelton, married, and Mitchell B. Skelton, Executor of the Estate of Margaret S. Skelton of record in Instrument No. 20180130-0009297 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **513 East Campbell Rd, Madison, Tennessee 37115-2501**.

Witness my/our hand(s) this the 3 day of September, 2020.

Philip P. Campbell

Holly S. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP P. CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY S. STEWART, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212