Karen Johnson Davidson County
Batch# 533474 DEEDQC
12/15/2020 09:11:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147533

Prepared from Information supplied by the parties

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Brandon C. Campbell, Trustee
Brandon C. Campbell Revocable Living Trust
104 Paxton Court
Brentwood, TN 37027

Neharika P. Campbell, Trustee
Neharika P. Campbell Revocable Living Trust
104 Paxton Court
Brentwood, TN 37027

Send Tax Bills To:
New Owners

Map and Parcel No.
171030A02900CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Brandon Campbell and Neharika Campbell, husband and wife** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Brandon C. Campbell, Trustee, Brandon C. Campbell Revocable Living Trust Agreement dated December 7, 2020** a fifty percent (50%) interest and **Neharika P. Campbell, Trustee, Neharika P. Campbell Revocable Living Trust Agreement dated December 7, 2020** a fifty percent (50%) interest ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Section 1, Fredericksburg, a Planned Unit Development of record in Book 7900, Page 509, amended in Book 7900, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to **Brandon Campbell and Neharika Campbell, husband and wife**, by Warranty Deed dated January 9, 2019, from **Ann Kelleghan Mass, a single woman**, recorded in instrument No. 20190114-0003369, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provision of Tennessee Code Ann_67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 509; Plat Book 7900, Page 552 with

correction in Book 9469, Page 129; and amenities area plat recorded in Plat Book 7900, Page 807, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843; Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840 and Book 10694, Page 541, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Terms and provisions of By-Laws recorded in Book 8920, Page 45 and Book 10694, Page 539.

5. Charter of Homeowners Association recorded in Book 8920, Page 40.

6. Easement for Comcast, recorded in Instrument No. 20131021-0109635.

Brandon Campbell and **Brandon C. Campbell** are one and the same person.

Neharika Campbell and **Neharika P. Campbell** are one and the same person.

This is improved property known as: **104 Paxton Court, Brentwood, TN 37027.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of December 2020.

Brandon Campbell

Neharika Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Brandon Campbell**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December 2020.

Notary Public

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

My Commission Expires:
7/22/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Neharika Campbell**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of December 2020.

Notary Public

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

My Commission Expires:
7/22/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 7th day of December 2020.

Notary Public

JOSHUA TILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 22, 2023

My Commission Expires:
7/22/23