Karen Johnson Davidson County
Batch# 562501 DEEDQC
01/27/2021 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012082

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Randall L. Campbell and
Shari K. Campbell, Trustee
106 New Castle Court
Goodlettsville, TN 37072

Send Tax Bills To
Randall L. Campbell
Shari K. Campbell, Trustee
103 Wyncrest Ct.
Hendersonville, TN 37075

Map-Parcel
026 07 0 155.00

Quitclaim Deed to Trustee

Grantor: Randy L. Campbell and wife, Shari K. Campbell
Grantee: Randall L. Campbell and Shari K. Campbell, Trustee of the Revocable Trust Agreement of Randall L. Campbell and Shari K. Campbell, dated January 26, 2021

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 233 on the Plan of Windsor Green, Phase 2, Section 1, of record in Book 6250, Page 989, Register's Office for said County and State.

Said Lot No. 233 fronts 62.00 feet on the northeasterly margin of Newcastle Court and extends back 108.84 feet on the northwesterly line and 110.06 feet on the southeasterly line to a dead line in the rear measuring 62.01 feet thereon for a more particular description of said property.

Being the same property conveyed to Randy L. Campbell and Shari K. Campbell by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20000508-0046456, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 106 New Castle Court, Goodlettsville, TN 37072.

Randy L. Campbell and Randall L. Campbell is one and the same person.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF ß6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX RETURN OF 1986.

Randy L. Campbell, Grantor

Shari K. Campbell, Grantor

State of Tennessee
County of Sumner

On January 26, 2021, before me personally appeared Randy L. Campbell, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On January 26, 2021, before me personally appeared Shari K. Campbell, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Randall L. Campbell, Trustee
Grantee

Sworn to and subscribed before me on January 26, 2021.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry

Signature

State of Tennessee, County of Sumner

On January 26, 2021, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 5/23/2023

