Name and Address of New Owner:
Wanda L. Johnson
4437 Little Marrowbone Road
Nashville, TN 37080

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 037-00-0-075

Karen Johnson Davidson County
Batch# 574081 DEEDQC
02/12/2021 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210212-0020503

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James A. Campbell and wife, Kathy Denise Campbell,** "the Grantors," convey and quitclaim unto **Wanda L. Johnson, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1 on the James Campbell/Wanda Johnson One Lot Subdivision, of record in Instrument No. 20120323-0024837, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being a portion of the same property conveyed to James A. Campbell and wife, Kathy Denise Campbell by Quitclaim Deed from James A. Campbell, dated June 24, 2009, and recorded June 24, 2009, of record in Instrument No. 20090624-0058756, Register's Office for Davidson County, Tennessee.
>
> Being also known as: 4437 Little Marrowbone Road, Joelton, TN 37080.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 12 day of February, 2021.

(SEAL)
James A. Campbell

(SEAL)
Kathy Denise Campbell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **James A. Campbell and Kathy Denise 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of February, 2021.

Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12 day of February, 2021.

Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2021-404

202102120020503

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

