Prepared By

Name: Michael Shane Holt II
Address: 108 South 17th St.
Nashville
State: TN Zip Code: 37206

After Recording Return To

Send Tax bills to
Name: Michael Shane Holt II
Address: 108 South 17th St.
Nashville
State: TN Zip Code: 37206

Karen Johnson Davidson County
Batch# 601591 DEEDQC
03/29/2021 08:26:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210329-0040476

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 48,000.00
Michael Holt II, Affiant
Subscribed and sworn before me this the
29 Day of March, 2021.
Brandi Weis, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Forty-eight Thousand Dollars and 0/100 cents ($48,000.00) in hand paid to James Christopher Campbell, a Grantor, residing at 1301 NEELYS BEND RD K-88, County of Davidson, City of Madison, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Michael Shane Holt II, a Grantee, residing at 108 South 17th St, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Mailing Address: 1301 NEELYS BEND RD K-88, MADISON, TN 37115

Map & Parcel: 052 16 0A 088.00 Legal Description: UNIT K-88 NEELY`S BEND COND

Legal Reference: 20200212-0015878

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

MH

Grantor's Signature
James Christopher Campbell
Grantor's Name
1301 NEELYS BEND RD K-88
Address
Madison, TN 37115
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature
Shannon Holt
Witness's Name
2107 Liebergood Rd.
Address
Goodlettsville, Tn 37072
City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Campbell, Shannon Holt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26th day of March, 2021.

S HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 1/24/22

Prepared by:

Name: Michael Shane Holt II
Address: 108 South 17th St.
Nashville, TN 37206

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Mailing Address: 1301 NEELYS BEND RD K-88, MADISON, TN 37115
Map & Parcel: 052 16 0A 088.00
Legal Description: UNIT K-88 NEELY`S BEND COND
Legal Reference: 20200212-0015878

Apartment Unit No. K-88, of Neely's Bend Condominium created under Title 64, Sections 2701 ET Seq., as amended, Tennessee code annotated, and as established by a master deed, of record in book 5483, page 86, register's office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to each unit as set forth in exhibit A-1 of said master deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in book 5200, page 200, said register's office, for a more complete identification and description of such units.

Being the same property conveyed to James Christopher Campbell, by Warranty Deed from Shannon Holt, recorded on February 10, 2020, of record in instrument no. 20200212-0015878, in the register's office for Davidson County, Tennessee.

Grantor's Signature:
Date:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Campbell Shannon Holt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of March, 2021.

S Hopkins
Notary Public
My Commission Expires: 1/24/22

S HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY