Prepared By and Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, Ste. 290
Brentwood, TN 37027
B-21-1387

Karen Johnson Davidson County
Batch# 629649 DEEDQC
05/05/2021 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210505-0060454

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is
$ -0-
Affiant

Subscribed and sworn to before me, this 21 day of April, 2021.
Notary
Comm Expires:

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

QUITCLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
David Richard Campbell, **Pauline Frechette Campbell** **Alexander Michael Bruce Lake** **Alyssa Ashton Campbell** **1227 McApline Avenue** **Nashville, TN 37216**	**New Owner**	061-16-0-013.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **David Richard Campbell and Pauline Frechette Campbell, husband and wife, in Joint Tenancy, as to a 50% undivided co-tenancy interest; and Alexander Michael Bruce Lake and Alyssa Ashton Campbell, husband and wife, in joint tenancy, as to a 50% undivided co-tenancy,** HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO, **David R. Campbell and Pauline Frechette Campbell, trustees of the Campbell Family Trust dated June 24, 2002, as to a 50% undivided co-tenancy interest; and Alexander Michael Bruce Lake and Alyssa Ashton Campbell, husband and wife, in joint tenancy, as to a 50% undivided co-tenancy interest** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described according to a mortgage loan inspection perform by John Kohl, dated August 27, 1984, as follows:

Beginning at a point in the Northerly boundary of McAlpine Avenue, said point being the Southwest corner of Lot 9, Monte Vista, as in Book 1130, Page 11, said Register's office, said point being the Southwest corner of the subject tract; said tract fronts 85 feet on the Northerly boundary of McAlpine Avenue and extends back between parallel lines 363.5 feet on either side to a rear line measuring 85 feet thereon. Also described as:

Being a parcel of land described in Warranty Deed of record in Book 5155, Page 603, as follows:

Land in Davidson County, Tennessee, being Lot No. 9 and the Westerly one-half of Lot No. 10 on the Plan of Chappell's Subdivision of Lots in Monte Vista Subdivision Of record in Book 1130, Page 11, said Register's Office, and that part of Lots 29 and 31 on the Plan of Monte vista subdivision of record in Book 421, Page 134, said Register's office, lying immediately in the rear of Lots 9, 10 and 11 of Chappell's Subdivision of Lots in Monte Vista Subdivision of record in Book 1130, page 11, said Register' s office, described as follows:

Beginning at a point in the Northeasterly margin of McAlpine Avenue, said point being the Southwesterly corner of the subject property; thence Northeastwardly 363.5 feet to a point, said point being the Northwesterly corner of the subject property; thence Southeastwardly 137 feet to a point, said point being the Northeasterly corner of the subject premises; thence Southwardly 195 feet to a point; thence Westwardly 75 feet to a point, said point being the Northeasterly corner of the Westerly one-half of Lot No. 10 on the Map of Chappell's Subdivision of Lots in Monte Vista of record in Book 1130, page 11, said Register's office; thence Southwestwardly 170 feet to the Northeasterly margin of McAlpine Avenue; thence with the said margin of McAlpine Avenue Northwestwardly 85 feet to the point of beginning.

Less and Except the parcel of land described in Warranty Deed of record in Book 6517, Page 431, as follows:

Beginning at a point in the Easterly boundary of Map 61-16, Parcel 13, said point being 170 feet in the Northeasterly direction from the Northerly boundary of McAlpine Avenue; thence in a Northeasterly

direction 193.5 feet to a point; thence in an Easterly direction parallel to the rear line of the aforementioned tract 52 feet to a point; thence Southerly 195 feet to a point; thence in a Westerly direction 75 feet to the point of beginning.

Being the same property conveyed to 1227 McAlpine LLC, an Indiana limited liability company by Warranty deed from Kevin Snead, with a 50% undivided interest and Richard L. Brown with a 50% undivided interest as tenants in common of record in Instrument No. 20191001-0100124 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 01, 2019.

Being the same property conveyed to David Richard Campbell and Pauline Frechette Campbell, husband and wife, in Joint Tenancy, as to a 50% undivided co-tenancy interest; and Alexander Michael Bruce Lake and Alyssa Ashton Campbell, husband and wife, in joint tenancy, as to a 50% undivided co-tenancy by a Warranty Deed from 1227 McAlpine, LLC an Indiana Limited Liability Company dated April 19, 2021 and recorded on April _____, 2021 in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

202105050060452

Being also known as 1227 McAlpine Avenue, Nashville, TN 37216.

Witness my hand this 19 day of April, 2021.

by as attorney in fact

David Richard Campbell by Alyssa Ashton Campell, as Attorney in Fact

by as attorney in fact

Pauline Frechette Campbell by Alyssa Ashton Campell, as Attorney in Fact

by as attorney in fact

Alexander Michael Bruce Lake by Alyssa Ashton Campell, as Attorney in Fact

Alyssa Ashton Campbell

STATE OF TENNESSEE
COUNTY OF Sumner

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Alyssa Ashton Campbell as Attorney in Fact for David Richard Campbell, Pauline Frechette Campbell and Alexander Michael Bruce Lake, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said David Richard Campbell, Pauline Frechette Campbell and Alexander Michael Bruce Lake for the purposes therein contained.

Witness my hand and seal this 19 day of April, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alyssa Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19 day of April, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021