Karen Johnson Davidson County
Batch# 714967 DEEDQC
09/13/2021 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0122478

Return to:

MADISON SETTLEMENT SERVICES, LLC
580 CARLISLE STREET, SUITE B
HANOVER PA 17331
FILE NO. MNA2112233

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN T. CAMPBELL	JOHN T. CAMPBELL	021 00 0 185.00
4935 RAWLINGS ROAD JOELTON, TN 37080	4935 RAWLINGS ROAD JOELTON, TN 37080	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN T. CAMPBELL**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOHN T. CAMPBELL, MARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A small tract of land in the 14th Civil District of said Davidson County, Tennessee, being part of Tract 11 of the O.C. John's Estate, and being known as Tract V, on the unrecorded map of part of the Subdivision of Tract 11 and described according to a copy of a survey made May 21, 1957, by C.J. Carney, Surveyor, as follows:

BEGINNING at a point in the center line of Bernard Road, at the corner of Lot Nos. 4 and 5; point being 650 feet east of the easterly margin of Clarksville Highway, No. 112, or US 41; thence with the line between Lot Nos. 4 and 5, southerly 241 feet to a point; thence easterly 100 feet to a point; thence northerly 241 feet to the center line of Bernard Road; thence with the centerline of the same, westerly 100 feet to the point of beginning.

Being the same parcel conveyed to John T. Campbell, an unmarried man from William Gifford and Bobbie Gifford, by virtue of a deed dated 08/29/2008, recorded 09/03/2008, in deed book , page , as instrument no. 20080903-0090440 county of Davidson, state of TN.

Property known as, 4935 RAWLINGS ROAD, JOELTON, TN 37080

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of June, 2021.

JOHN T. CAMPBELL

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Angie Seriana Notary Public of the state and county mentioned, personally appeared **JOHN T. CAMPBELL** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
Printed Name: Angie Seriana
My Commission Expires: _____

My Commission Expires
December 20, 2022

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 10 day of June, 2021.

Notary Public
My commission expires:

My Commission Expires
December 20, 2022

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Alyssa King, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/10/2021 (date of document).

Alyssa King

Affiant Signature

6/10/2021

Date

State of Pennsylvania

County of Adams

Sworn to and subscribed before me this 10 day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2021

Notary's Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Skyler Kimple, Notary Public
Adams County
My commission expires May 16, 2022
Commission number 1332592
Member, Pennsylvania Association of Notaries