Karen Johnson Davidson County
Batch# 721992 DEEDQC
09/22/2021 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210922-0127615

{ADDRESS NEW OWNER:	{SEND TAX BILL TO:	} MAP-PARCEL NOS}
{Affordable Housing Resources, Inc.	{	}
{	{ New Owner	} Map 82-4
{50 Vantage Way #107	{	}
{Nashville, TN 37228	{	}
{	{	} Parcel 097.00
{	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of Zero Dollars ($0.00) cash in hand paid, know all persons by these presents, Peggy Morris Campbell (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Affordable Housing Resources, Inc., (hereinafter referred to as the "Grantee") all of her interest in the following described parcel of real estate located in Davidson County, Tennessee, which is incorporated herein by this reference:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 42 and the easterly 75 feet of the northerly 6 feet of Lot No. 41 on the plan of Wills-Sharp & Crutcher's Addition, of record in Plat Book 57, Page 82, Register's Office for said County.

Said part of Lots No. 42 and 41 joins and front together 75 feet on the southerly margin of Bayard Street (formerly Bayard Avenue) and extends back between parallel lines and with the westerly margin of an alley 50 feet to a dead line, together with an easement for water and sewer purposes of record in Book 5538, Page 901, said Register's Office, more particularly described as follows:

Commencing at the corner of the property which is a common corner with North 5th Street and Bayard Street, thence along the common line between the Grantors property and North 5th Street, 12 feet to a point; thence with a line parallel to the common line of the Grantors property and Bayard Street, 50 feet, more or less, to the boundary of the Grantees property (504 Bayard Street); thence with a common line between the Grantors and the Grantees property 12 feet, more or less, to the margin of Bayard Street; thence with a common line between the Grantors property and the margin of Bayard Street 50 feet, more or less, to the point of beginning.

Being the same property conveyed to Affordable Housing Inc. from The Metropolitan Government of Nashville and Davidson County by Quitclaim Deed

of Record in Instrument No. 20190816-0082159, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 504 Vernon Winfrey Ave., Nashville, TN 37207.

The Grantor is entering into this deed to convey any interest she may have in the above described real property as an heir at law of Edward D. Morris and Elsa S. Morris, as trustees of the Morris Family Revocable Living Trust dated March 29th, 1995, and as a beneficiary under said Morris Family Revocable Living Trust.

(STATE OF TN)
(COUNTY OF Davidson)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 21st day of Sept., 2021.
(
(
(My Commission Expires: 3/6/24
(

Affiant

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Notary Public

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 16th day of September 2021.

Peggy Morris Campbell

EMMA SNIVELY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

4/26/25

STATE OF Tennessee)
COUNTY OF Madison)

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Peggy Morris Campbell, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Jackson, Tennessee, this 16th day of September, 2021.

Notary Public

My Commission Expires: 4/26/2026
2025 ens

EMMA SNIVELY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Certificate of Authenticity

I, Robert J. Notestine, III, 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 9/14/21.

Date

Affiant Signature

9/21/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

My Commission Expires: 7/9/24
Date

Notary's Seal (if on paper)

BRIAN C. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY