Karen Johnson Davidson County
Batch# 760368 DEEDQC
11/24/2021 09:14:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211124-0155894

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 17th day of November, 2021. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
David R. Campbell and/or Donna H. Campbell, Trustees 106 Clarendon Avenue Nashville, TN 37205	SAME	116 06 0 005.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **David R. Campbell and wife, Donna H. Campbell**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **David R. Campbell and/or Donna H. Campbell, Trustees of the David and Donna Campbell Living Trust, established by the Revocable Trust Agreement of David R. Campbell and Donna H. Campbell dated November 17, 2021**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 17th day of November, 2021.

David R. Campbell

Donna H. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Campbell and Donna H. Campbell, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of November, 2021.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee, located on Clarendon Avenue, south of Highway 70 South, and being shown as Parcel 5.00 on Map 116-06, belonging to Williams, as evidenced in Instrument Number 2006II09-0139598, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel also shown as part of Lot 14 of the Plan of Deerfield Subdivision as evidenced in Plat Book 547 page 191, RODCT, and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Highway 70 South (Harding Pike) said iron pin being in the cast line of Lot 14 and said iron pin being in the west line of Lot 15, and said iron pin being approximately Northeast 105 feet more or less from the intersection of Davidson Road and Highway 70 South and said iron pin also being the northeast corner of the property herein described and said iron pin being the northwest corner of McLeod (Map 116-06 Parcel 6.00), as evidenced in Deed Book 4093, Page 32 RODCT, thence;

1) leaving the south margin of Highway 70 South, with the line common to McLeod, South 41 degrees 35 minutes 57 seconds East, passing an iron pin at a distance of 544.22 feet, a total distance of 569.12 feet to an iron pipe, said iron pipe being in the south line of the property herein described, and said iron pipe being the southeast corner of Lot 14, and said iron pipe also being the southwest corner of Lot 15, and being in the west line of Wallace (Map 116-10 Parcel 1.00). as evidenced in Deed Book 10687 Page 734, RODCT, thence;

2) turning a corner, with the line common to Wallace. South 54 degrees 37 minutes 02 seconds West, a distance of 34.27 feet to an iron pin, said iron pin being in the south line of the property herein described, and said iron pin being the northeast corner of Wallace and said iron pin also being the northeast corner of Grote (Map 116-10 Parcel 10.00) as evidenced in Instrument Number 20090115/0003796, RODCT, thence;

3) leaving the line common to Wallace, with the line common to Grote, South 46 degrees 40 minutes 55 seconds West, a distance of 239.69 feet to an iron pipe on the cast margin of Clarendon Avenue, said iron pipe being the southwest corner of the property herein described and said iron pipe being the northwest corner of Grote, thence;

4) with the cast margin of Clarendon Avenue, with a curve turning to the left with an arc length or 50.20 feet, with a radius of 830.88 feet, with a chord bearing of North 38 degrees 20 minutes 19 seconds West, with a chord length of 50.19 feet to an iron pin, said iron pin being a corner of the property herein described and said iron pin being the southwest corner of Lackey (Map 116-06 Parcel 4.00) as evidenced in Instrument Number 20071127/0137413, RODCT, thence;

5) leaving the east margin of Clarendon Avenue, with the line common to Lackey, North 46 degrees 40 minutes 55 seconds East a distance of 126.10 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

6) continuing with the line common to Lackey, North 03 degrees 05 minutes 21 seconds East a distance of 56.60 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

7) continuing with the line common to Lackey, North 41 degrees 04 minutes 39 seconds West a distance or 182.00 feet to an iron pin, said iron pin being an interior corner to the property herein described and to Lackey, thence;

8) continuing with the line common to Lackey, North 63 degrees 34 minutes 39 seconds West a distance of 107.60 feet to an iron pin, said iron pin being an interior corner to the propc1 1y herein described and to Lackey, thence;

9) continuing with the line common to Lackey, North 49 degrees 44 minutes 40 seconds West a distance of 169.51 feet to an iron pin on the east margin of Highway 70 South, said iron pin being the northwest corner of the property herein described and said iron pin being the nrn1hcast corner of Lackey, thence;

10) leaving the line common to Lackey, with the south margin of Highway 70 South, North 38 degrees 37 minutes 08 seconds East a distance of 170.06 feet to an iron pin the BEGINNING, containing 1.7949 acres or 78187 square feet, more or less, according to *a* survey by Jesse E. Walker, RMS, PE, dated July 14, 2010.

Being the same property conveyed to David Campbell and Donna Campbell, husband and wife, by deed from Gregory R. Flanagan and wife, Kendall J. Flanagan, of record as Instrument No. 20131231-0131172, Register's Office for Davidson County, Tennessee.

David R. Campbell and David Campbell are one and the same person. Donna H. Campbell and Donna Campbell are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by the Grantees; (2) All restrictions of record; (3) All casements of record; (4) All visible casements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 106 Clarendon Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 November 17, 2021.

11-18-2021
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of November, 2021.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

