Karen Johnson Davidson County
Batch# 764736 DEEDQC
12/01/2021 03:06:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0159182

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF
GRANTOR WITHOUT THE BENEFIT OF
TITLE SEARCH OR SURVEY BY: Larry B. Hoover

1222 16th Ave S. Nashville, TN 37212

ADDRESS NEW OWNERS:
Don Shawnell Campbell
1316 Love Joy Court
Nashville, TN 37216

MORTGAGE: Shellpoint Mortgage

MAP-PARCEL:
072 07 0 348.0

SEND TAX BILLS:
Don Shawnell Campbell
1316 Love Joy Court
Nashville, TN 37216

PROPERTY ADDRESS
1316 Love Joy Court
Nashville, TN 37216

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, in consideration of the parties, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Mattie Cartwright, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto Don Shawnell Campbell hereinafter called the Grantee, heirs, successors and assigns, my right, title and interest in and to the following described tract or parcel of land located at 1316 Love Joy Court, Nashville, Tennessee 37216, in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Ellis Estates, Section Two, of record in Book 6900, page 467, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description of said Lots.
Being the same property conveyed to William W. Cayce and wife, Beatrice Cayce by deed dated 12-9-87, from William W. Cayce and wife 'Beatrice Cayce and Harold F. Goodwin, filed for record on 12-11-87, in Book 7 424, page 449, Register's office for Davidson County Tennessee. The said William W. Cayce having since died on 12-08-1994.

Being the same property conveyed to Vanessa R. Bradley by dead dated April 28, 2000, from Beatrice Cayce, unmarried, filed for record on May 10, 2000 under instrument number 20000510004727110, Register's Office of Davidson County, Tennessee.

Being the same property inherited by Herbert Edward Bradley as per an affidavit of inheritance, under instrument number 201709070091959, recorded on 9/7/2017, Register's Office of Davidson County, Tennessee.

Being the same property inherited by Mattie Cartwright as per an affidavit of inheritance, under instrument number 201709070091960, recorded on 9/7/2017, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

IN 1 WITNESS WHEREOF, have hereunto set my hand this the 1st day of December 2021.

Mattie Cartwright

Mattie Cartwright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Montoya Bradford, Notary Public, the within named Mattie Cartwright, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this 1st day of December, 2021.

Montoya Bradford

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-6-2022

MONTOYA BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ONE Dollar ($1.00)

Mattie Cartwright

Mattie Cartwright, affiant

SWORN and SUBSCRIBED to before me on this 1st day of December, 2021.

Unon Faye Bradford

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-6-2022

UNON FAYE BRADFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-6-2022