Karen Johnson Davidson County
Batch# 872242 DEEDQC
06/15/2022 01:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220615-0068476

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LLC John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**After Recording Return To:** **Advantage Title Company, LLC** **2037 Liberty Road** **Eldersburg, MD 21784**	Brittani A. Campbell 5644 Dory Drive Antioch, TN 37013

Order Number: AT-104756

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brittani A. Campbell, fka Brittani A. Sampson, married to Bradley Scott Campbell,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Brittani A. Campbell, a married woman,** whose address is 5644 Dory Drive, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 68, on the Final Plat of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110-0003257, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Subject to all matters shown on the plat of record in instrument No 20050110-0003257; Covenants. conditions. easements and restrictions of record in Instrument No, 20041105-0133677, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Grant of Transmission Line Easement of record in Book 2336 Page 614 and Book 4428 Page 571: Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8175 Page 783; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in

Instrument No 20020212-0018699: Stormwater Detention Agreement of record in Instrument No 20040914-0110817 and Quit Claim Deed to the Homeowners Association

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 151-09-0-B 070.00CO
Street address of property: 5644 Dory Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170216-0015951 in the Register's Office, Davidson County, Tennessee.

Signed this 4th day of June, 2022.

Signature of Grantors:

Brittani A Campbell
fka Brittani A Sampson
Brittani A. Campbell, fka
Brittani A. Sampson

Bradley Scott Campbell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brittani A. Campbell, fka Brittani A. Sampson and Bradley Scott Campbell, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 151-09-0-B 070.00CO
Street address of property: 5644 Dory Drive, Antioch, TN 37013

Oath of Consideration

I or we, Britton Campbell the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 4th day of June, 2022.

Signatures of Affiant(s):

Britton A Campbell

Sworn and subscribed before me this 4th day of June, 2022.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Lois Graham, 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 6/4/2022 (date of document).

Affiant Signature

6/9/2022
Date

State of MARYLAND

County of CARROLL

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

LESTER E. FOWLER JR.
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
My Commission Expires 05-13-2025