Karen Johnson Davidson County
Batch# 878727 DEEDQC
06/27/2022 11:10:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073295

THIS INSTRUMENT PREPARED BY:
Spencer Lambert
2500 21st Avenue South
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackie Lynn Starks Jr. Woodrow W. Campbell Jr. 2509 Jenkins Street Nashville, Tennessee 37208	NEW OWNER	081-0602.6800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

ROLANDA HAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2024
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24 day of June 2022.

Notary Public

My Commission Expires: 3/6/2024
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **KIMBERLY DONYALE GREENE, WOODROW W. CAMPBELL JR., and IREN GREENE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents does transfer and quitclaim to **WOODROW W. CAMPBELL JR. AND JACKIE LYNN STARKS JR. AS TENANTS IN COMMON WITH EACH HOLDING A 50% (ONE HALF) INTEREST,** hereinafter called the Grantee(s), and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County; Tennessee described as follows:

Being, Lot. 22, on the Plan of Cumberland Gardens, Section VIII, as of Record in Book 3300, Page 82, Register's Office for Davidson County, as follows:

Said Lot. 22 fronts 43 feet on the south side of Jenkins Street and runs back 107.5 feet on the westerly line and 124.8 feet on the easterly line to a twice broken line measuring 65.3 feet thereon.

Being the same property conveyed to Percy A. Jetton and Virginia C. Jetton, Dodson Batson, Trustee, by Warranty Deed dated June 10, 1964, of record in Book 3767, page 277, in the Register's Office for Davidson County, Tennessee.

Percy A. Jetton died on September 26, 1973, leaving Virginia L. Jetton as surviving tenant by the entirety.

Virginia L. Jetton died intestate on April 27, 1991, leaving her children, Woodrow W. Campbell, Jr. and Barbara A. Greene, as her sole heirs at law, per Affidavit of Heirship of record as Instrument No. 20170803-0079128, in the Register's Office for Davidson County, Tennessee, and thus vesting each with a one-half (1/2) undivided interest in the subject real property.

Barbara A Greene died intestate on August 21, 2020 leaving Iren Green and Kimberly Donyale Greene as her sole heirs at law and vesting in each of them a one-fourth (1/4) undivided interest in the subject real property.

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Spencer Lambert shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

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

IN WITNESS WHEREOF, this instrument has been executed this the 24 day of June 2022.

GRANTOR(S)

KIMBERLY DONYALE GREENE

WOODROW W. CAMPBELL JR.

IREN GREENE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **KIMBERLY DONYALE GREENE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26 day of June 2022.

ROLANDA HAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2024
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **IREN GREENE**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26 day of June 2022.

ROLANDA HAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2024
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **WOODROW W. CAMPBELL Jr.** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26 day of June 2022.

ROLANDA HAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/06/2024
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/2024