Karen Johnson Davidson County
Batch# 933465 DEEDQC
10/25/2022 08:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221025-0115488

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Melanie Campanis Affiant Subscribed and sworn to before me This 19th day of October, 2022. Notary Public JOSEPH A. ROSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 3, 2025 My Commission Expires: 11/03/2025

Address New Owners as:	Tax Bill To:	Map / Parcel
Paul B. Campanis **Melanie Campanis** **6503 Holt Road** **Nashville, TN 37211**	**New Owner**	**180 00 0 060.00** **180 00 0 067.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Melanie Campanis, a married person**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Paul B. Campanis and Melanie Campanis, husband and wife,** (hereinafter referred to as "Grantees"), all of her interest in the following described parcels of real estate located in Davidson County and Williamson County, Tennessee:

TRACT I

Land lying in the 6th Civil District of Davidson County, Tennessee, being a part of the Frank Hagewood, Jr. and John F. Hagewood property and described according to a survey by Southern Land Surveying Company, dated October 12, 1968.

Beginning at a point of the south margin of a proposed 50.0 foot right-of-way dedication, said dedication being 1424 feet, more or less, south of and parallel to Holt Road, said point being 1046.0 feet east of the east property line of Mrs. Dorris Gillespie as of record in Book 1077,

Page 244, Register's Office for Davidson County, Tennessee; thence South 88 degrees 55' 33" East 482.6 feet to a point, the northeast corner of the herein described tract; thence South 1 degree 04'27" East 710.04 feet to the point of beginning, containing 7.9 acres, more or less.

This is improved property known as 1042 Redmond Ct , Nashville, Tennessee 37211.

This is the same legal description found in the last deed of record.

TRACT II

A tract or parcel of land located in the 16th Civil District of Williamson County, Tennessee, being more particularly described as follows:

Beginning at the northeast corner of Lot No. 16 as shown on the recorded plat of Walnut Ridge Subdivision, Section One, as of record in Plat Book 7, Page 91, revised in Plat Book 7, Page 123, Register's Office for Williamson County, Tennessee, thence with the South line of Frank Hagewood property S 88 degrees 58' 22" E 623.94 feet to an iron pin; thence continuing with Hagewood East line N 0 degrees 46' 10" E 20 feet to point of beginning of the within described tract; thence continue with Hagewood's East line N 0 degrees 46' 10" E 578.98 feet to iron pin (passing from Williamson County to Davidson County approximately 200 feet) being the common corner to Hagewood and Southern Woods Limited Partnership; thence with line common to Sue Vaughn, S 89 degrees 31' 16" E 203.13 feet to an iron pin; thence with Hamer west line S 1 degree 37' 06" W 589.34 feet to a point; thence leaving Hamer and running with new line N 87 degrees 29' 57" W 194.44 feet to the point of beginning and containing 2.6 acres, more or less.

This is unimproved property known as 0 Redmond Ct, Nashville, Tennessee 37211.

This is the same legal description found in the last deed of record.

Being the same properties conveyed to Melanie Campanis, a married person, by Warranty Deed from Margarite Ellis Hagewood, a widow, of record in Instrument No. 20051227-0154081, said Register's Office of Davidson County, Tennessee.

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 19th day of October 2022.

Grantor:

Melanie Campanis.

Melanie Campanis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of October, in the year 2022, before me the undersigned, personally appeared Melanie Campanis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19th day of oct, 2022.

Notary Public

My Commission Expires: 11/03/2025

JOSEPH A. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 3, 2025

Certificate of Authenticity

I, Robert J. Notestine III, do herby 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 10/19/22.

AFFIANT SIGNATURE — Date: 10/24/22

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 24th day of October, 2022.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026