Karen Johnson Davidson County
Batch# 995642 DEEDQC
04/24/2023 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230424-0030011

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444** CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 18th day of April, 2023. Notary Public My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Victor L. Campbell and/or Tawnie J. Campbell, Trustees 1307 Chickering Road Nashville, Tennessee 37215	SAME	144 01 0 007.00

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, **Tawnie J. Campbell, Trustee of The Tawnie J. Campbell Living Trust, established by the Revocable Trust Agreement of Tawnie J.**

Campbell, dated January 26, 2007, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's 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 **Victor L. Campbell and/or Tawnie J. Campbell, Trustees of the Victor & Tawnie Campbell Living Trust, established by the Revocable Trust Agreement of Victor L. Campbell and Tawnie J. Campbell dated April 18, 2023**, 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 my hand this 18th day of April, 2023.

THE TAWNIE J. CAMPBELL LIVING TRUST

By: Tawnie J. Campbell
Tawnie J. Campbell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tawnie J. Campbell, Trustee of The Tawnie J. Campbell Living Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of April, 2023.

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land Iring in Davidson County, Tennessee, being in the city of Belle Meade, in the 7th, formerly the 11th Civil District, more particularly described as follows:

Being the southerly 70 feet of Lot No. 3 and the northerly 180 feet front and 167 feet rear of Lot No. 4 on the unrecorded Plan of Edwin Warner's Subdivision of parts of Belle Meade and Page Land, described according to a survey made by W. B. Southgage, Surveyor, August 1934.

Beginning on the westerly margin of Belle Meade Pike, formerly Chickering Road, at a point 250 feet north of the northeast corner of Lot No. 5, conveyed to Einer Nielsen and wife, by deed from Edwin Warner and wife, of record in Book 981, page 454, Register's Office for said county; thence with the westerly margin of said Pike, northwardly 250 feet; thence North 80 degrees West. 538 feet, more or less, to the easterly line of property conveyed to Beulah Leech Mayhew by deed from Edwin Warner and wife, ofrecord in Book 986, page 209, said Register's Office; thence with the said Mayhew's line, South 10 degrees West, 237 feet; thence eastwardly 525 feet, more or less, to the beginning.

Being the same property conveyed to Tawnie J. Campbell, Trustee of The Tawnie J. Campbell Living Trust, established by the Revocable Trust Agreement of Tawnie J. Campbell, dated January 26, 2007, by deed from Tawnie J. Campbell, of record as Instrument No. 20070326-0035596, Register's Office for Davidson County, Tennessee.

This is improved property known as 1307 Chickering Road, Nashville, Tennessee 37215.

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 April 18, 2023.

April 18, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of April, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

