Karen Johnson Davidson County
Batch# 1004129 DEEDQC
05/17/2023 08.10 47 AM 2 pgs
Fees $12 00 Taxes. $0.00
20230517-0036705

This Instrument Prepared By and Returned To:

The Law Office of Trent Linville, PLLC
725 Cool Springs Blvd, Ste. 600
Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this trans

Affiant

Sworn to and subscribed before me this 27th day of April 2023

Notary Public
My Commission Expires _____

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

QUITCLAIM DEED

THIS INDENTURE, made this 27th day of April 2023, among:

JANIE A. CAMPBELL, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JANIE CAMPBELL, TRUSTEE OF THE CAMPBELL LIVING TRUST DATED APRIL 27, 2023

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot 9, Block C of Eastlawn as shown of record in Plat Book 547, Page 153, Lot fronts 50 feet on the southerly side of McKinley Avenue and runs parallel line 120 feet to a deadline, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janie A. Campbell, unmarried and Michael J. Campbell, unmarried, as Joint Tenants with rights of survivorship by Warranty Deed from Pedro Reyes, dated August 19, 2008 and recorded August 21, 2008 in Reference 20080821-0085941, in said Register's Office for Davidson County, Tennessee. Mr. Michael J. Campbell having passed away on March 20, 2020 with Janie A. Campbell receiving his full share.

This is improved property is situated at 108 McKinley Street, Madison, TN 37115.

THIS DEED has been prepared solely upon information furnished by **Janie A. Campbell.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written

Janie Campbell
Janie A. Campbell

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Janie A. Campbell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of April, 2023

BILL BUCKINGHAM STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-28-2027

Notary Public
My Commission Expires 2/28/2027

Owner Name & Property Address:

Janie Campbell, Trustee
Campbell Living Trust dated 27th day of April, 2023
108 McKinley Street
Madison, TN 37115

Responsible Party For Taxes:

Janie Campbell, Trustee
Campbell Living Trust dated 27th day of April, 2023
108 McKinley Street
Madison, TN 37115

Tax Map and Parcel: 034-130-143.00