Prepared By:
Andrew Douglas Squire

After Recording Return To:
901 Fairwin Ave.
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 1006456 DEEDQC
05/23/2023 12 47 57 PM 4 pgs
Fees $22 00 Taxes $0 00

20230523-0038785

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 17, 2023 THE GRANTOR(S),

- Brandy Ann Campbell, a single person

for and in consideration of: $152,790.72 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Andrew Douglas Squire, a single person, residing at 901 Fairwin Ave., Nashville, Davidson County, Tennessee 37216

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 276.00

Mail Tax Statements To:
Andrew Douglas Squire
901 Fairwin Ave.
Nashville, Tennessee 37216

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 05·23·2023

Brandy Ann Campbell

Brandy Ann Campbell
901 Fairwin Ave.
Nashville, Tennessee, 37126

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 23rd day of May, 2023, before me personally appeared Brandy Ann Campbell, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jessica Cammock
Notary Public

Notary Public
Title (and Rank)

My commission expires 11/06/2024

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $152,790.72.

Affiant
Affiant's Name: ANDREW DOUGLAS SQUIRE

State of TN County of DAVIDSON
Subscribed and sworn to (or affirmed) before me on this 23rd day of May, 2023 by ANDREW DOUGLAS SQUIRE proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Notary Signature Jessica Cammock
My Commission Exp: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave , Ste. 410
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190.000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2013

Notary Public

MY COMMISSION EXPIRES: 3/17/14

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE PAMELA JO SMITHSON

Davidson County DEEDWARR
Recvd: 12/04/13 14:07 3 pgs
Fees.18.00 Taxes:703.00
20131204-0123633

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brandy Ann Campbell and Andrew Douglas Squire	Mortgage Investors Group	MAP 72-9
901 Fairwin Avenue	8320 EAST WALKER SPRINGS LN STE 300	PARCEL 276
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James A. Nolan, Jr. and wife, Rachel Kerry Hall-Nolan**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandy Ann Campbell, an unmarried woman, and Andrew Douglas Squire, an unmarried man,** AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS. TO-WIT:

Land in Davidson County, Tennessee, being Lot number 38 on the Map of Eskridge Subdivision of part of W B Franklin Property, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee

Said Lot number 38 fronts 60 feet on the North side of Fairwin Avenue and runs back between parallel lines 165 feet, more or less, to a dead end

Being the same property conveyed to James A Nolan and wife, Rachel Kerry Hall-Nolan by deed recorded as Instrument 20050923-0114344, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee: (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is IMPROVED property known as **901 Fairwin Avenue, Nashville, TN 37206.**