Karen Johnson Davidson County
Batch# 1048444 DEEDQC
09/11/2023 11 23 23 AM 2 pgs
Fees $12 00 Taxes $0 00
20230911-0071019

Record and Return Mail To:
This Instrument Prepared By.
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search
No consideration.

QUITCLAIM DEED

Address of New Owner:
Susanne Campbell, Trustee
Susanne Jean Campbell Living Trust dtd 09/08/2023
1419 Lewis Road
Madison, TN 37115

Send Tax Bills To:
Same

Map and Parcel No.
05110D10300CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Susanne Campbell, a single female ("Grantor")** this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Susanne Campbell, **as Trustee of the Susanne Jean Campbell Living Trust dtd 09/08/2023 ("Grantee")**, all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit No. 103 on the plan of Oakland Trace Condominium Section II, of record in Book 6200, page 558, Register's Office for said County.

Being Unit No. 103 on said Plan and described by the Master Deed Establishing a Horizontal property Regime with respect to Oakland Trace Condominiums, Section II, as of record in Book 7111, page 295, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, so-owners and tenants of Oakland Trace Condominium, Section II, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 7111, page 295, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Francis N Freeman, from Richard E. Carlson, unmarried, by Warranty Deed dated June 2, 2004 of record in Instrument No. 20040722-0088038, Register's Office for Davidson County, Tennessee. Frances N. Freeman conveyed her interest to Frances N Freeman, an unmarried woman, by Deed dated May 3, 2007 of record in Instrument No. 20070703-0079402, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susanne Campbell, unmarried from Francis N Freeman, unmarried by Warranty Deed recorded on August 26, 2016 as Instrument No. 20160826-0089727 in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***1419 Lewis Rd., Madison, TN 37115***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **8TH** day of **September**, **2023**.

Susanne Campbell

Susanne Campbell, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

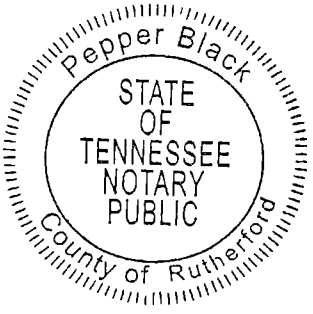
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Susanne Campbell, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **8TH** day of **September**, **2023**.

Pepper Black

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Susanne Campbell

Susanne Campbell, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **8TH** day of **September**, **2023**.

Pepper Black

Notary Public

My Commission Expires: 8/15/2026

