Karen Johnson Davidson County
Batch# 1065455 DEEDQC
10/27/2023 08:27:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231027-0084057

THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILL TO:**	**MAP AND PARCEL NO.:**
Vanessa Campbell and Charles Campbell 1315 Sunnymeade Drive Nashville, TN 37216	Vanessa Campbell and Charles Campbell 1315 Sunnymeade Drive Nashville, TN 37216	07204019300

On this the 10 day of October, 2023, **Vanessa Campbell**, hereinafter referred to as Grantor, for the express purpose of creating a tenancy by the entireties, does hereby quitclaim and convey unto **Vanessa Campbell, wife, and Charles Campbell, husband**, hereinafter referred to as Grantees, their heirs and assigns, all right title and interest in the tract of land described below.

Vanessa Campbell is one and the same person as **Vanessa Tippett**, the Grantee in Instrument No. 20130624-0064419, recorded in the Register's Office for Davidson County, Tennessee on June 24, 2013. In the year 2014, upon **Vanessa Campbell's** marriage to **Charles Campbell**, she changed her name from **Vanessa Tippett** to **Vanessa Campbell**.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor do hereby quitclaim, give, bargain, convey, and transfer unto the Grantees any and all interest in which the Grantor has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

A tract of land in the 11th civil district of Davidson County, Tennessee, being a portion of Lot Nos. 44 and 45, and all of Lot Nos. 46 and 47, Block "D" of the Easterly part of Sunnymeade Subdivision as of record in book 974, pages 56 and 57, Register's Office for said County, described as follows:

Beginning at an iron pin in the Northerly margin of Sunnymeade Drive, said pin being the common corner of Lot Nos. 47 and 48; thence North 30 degrees 30' East along the line between Lot Nos. 47 and 48, 142.4 feet to an iron pin; thence South 59 degrees 30' East along the back lines of Lot Nos. 47, 46, 45, and 44, 225.6 feet to an iron pin; thence South 69 degrees 30' West 159.5 feet to an iron pin in the Northerly margin of Sunnymeade Drive; thence with the margin of said Drive Southwesterly around a curve 133 feet to the point of beginning, containing 0.6 acres, more or less.

DERIVATION CLAUSE: Being the same property conveyed to **Vanessa Tippett** by WARRANTY DEED from **William Jerome Dodd**, recorded as Instrument No. 20130624-0064419 in the Register's Office for Davidson County, Tennessee on June 24, 2013.

This is improved property known as: **1315 Sunnymeade Dr, Nashville, TN 37216.**

Said property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

At the request of the Grantor and Grantees, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 10 day of October, 2023.

Vanessa Campbell

Vanessa Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 10 day of October, 2023.

Vanessa Campbell

Affiant

My commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Vanessa Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 10 day of October, 2023.

My commission expires:



Notary Public