Karen Johnson Davidson County
Batch# 1090130 DEEDQC
01/10/2024 10:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240110-0002078

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

Address of New Owner(s)	Send Tax Bill to	Group/Parcel Numbers
Leona Campbell, Trustee	Leona Campbell	116030B 12800CO
4505 Harding Pike Apt. 128	4505 Harding Pike Apt. 128	
Nashville, TN 37205	Nashville, TN 37205	

GRANTOR: Leona Campbell, an unmarried individual.

GRANTEE: Leona Campbell, Trustees of the Leona Campbell Living Trust dated December 12, 2023 and any amendments thereto.

STATE OF TENNESSEE

COUNTY OF Davidson

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Leona Campbell
Affiant

Subscribed and sworn to before me, this date: December 12 2023

Notary Public

My Commission Expires: 04/19/2025

We hereby QUITCLAIM to Leona Campbell, Trustees, or their successors in interest, of the Leona Campbell Living Trust dated December 12, 2023, and any amendments thereto, all our interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 128 of Royal Oaks Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Barbara Schneider, an unmarried woman by Warranty Deed from William Bryan Lee and wife, Laura Anders Lee, dated December 19, 2005 and recorded on Dec. 27, 2005 of record in Instrument No. 20051227-0153642, Register's Office for Davidson County, Tennessee. The said Barbara Schneider has since died. The Last Will and Testament of Barbara B. Schneider of record in Docket No. 1 8P49 1 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to John H. Haggard, Jr., Whitney H. Hagen and Jane D. Haggard as Co-Executors of said Last Will and Testament.

Being the same property conveyed to Leona Campbell, an unmarried individual, by Warranty Deed from John H. Haggard, Jr., Whitney H. Hagen, and Jane D. Haggard as co-executors and devisees under the Last Will and Testament of Barbara B. Schneider, dated December 7, 2018 and December 10, 2018, and recorded on December 12, 2018 of record in Instrument No. 20181212-0121038, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 45, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for .a more complete description. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20180309-0022567, said Register's Office. Permanent Maintenance Agreement of record in Instrument No. 20160913-0096348, said Register's Office. The provisions of the condominium Master Deed of record in Book 5282, page 972, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

THIS IS IMPROVED PROPERTY KNOWN AS 4505 HARDING PIKE APT. 128, NASHVILLE, TN 37205.

Note 1: The Grantor and the Grantee are the same people.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the Grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.
Note 3: This property description was obtained from public record and was not verified by survey or title search.

Witness my hand on the 12 day of December 2023.

Leona Campbell
GRANTOR: Leona Campbell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Kathe L Clark, a Notary Public in and for said County and State, the within named Leona Campbell, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on December 12 2023.

Notary Public

My Commission Expires: 04/19/2025

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Misty D. Dickmeyer, do hereby make an 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 deed executed on December 12, 2023.

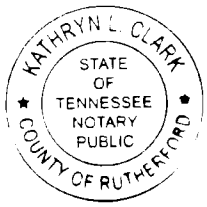
Name: Misty D. Dickmeyer

Date 01/10/2024

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 01/10/2024.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125