Name and Address of New Owner:
Madeline Ray Campbell and Gary Keith Campbell
2810 Paden Drive
Nashville, Tennessee 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1099622 DEEDQC
02/09/2024 12:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009222

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-15-0-052.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged **Madeline Ray Campbell, individually,** "the Grantor," convey and quitclaim unto **Madeline Ray Campbell and Gary Keith Campbell, as joint tenants with rights of survivorship,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Section II, Fortland Park, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the north side of Paden Drive and runs back parallel lines, 155 feet to a dead line.

Being the same property conveyed to Richard Ray Campbell, unmarried, by Deed from Eldora Eli, a widow, on May 30, 1991, as of record in Book 8370, Page 91, Register's Office for Davidson County, Tennessee.

Richard Ray Campbell died on September 4, 2021. Probate opened in Decatur County in Probate No. 21P-2046.

Being the same property conveyed to Madeline Ray Campbell, individually, by Administrator's Quitclaim Deed from Gary Keith Campbell, as Administrator of the Estate of Richard Ray Campbell, as of record in Instrument Number 20220602-0063583, Register's Office for Davidson County, Tennessee.

Being the same property known as 2810 Paden Drive, Nashville, TN 37206.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9th day of February, 2024.

By: Madeline Ray Campbell
Madeline Ray Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2024, before me personally appeared **Madeline Ray Campbell**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 9th day of February, 2024.

Notary Signature
My commission expires: 5.9.26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

Notary Signature
My commission expires: 5.9.26

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 document executed and authenticated according to law on 2-9-24 .

Affiant Signature

2.9.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of February, 2024.

Notary Signature

My Commission Expires: 5-9-26

