Karen Johnson Davidson County
Batch# 1151117 DEEDQC
06/26/2024 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240626-0047918

Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399, Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Karla Iacampo
Address: 700 Nesbitt Ct.
Nashville
State: TN Zip Code: 37207

Map and Parcel #: 042-01-0-039.00

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Karla Gaither Iacampo , a single woman , (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Karla Gaither Iacampo, Trustee of the Karla G. Iacampo Revocable Living Trust dated June 13, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Ozark Hills of record in Plat Book 3700, Page 20, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Nesbitt court, common corners of Lots No. 56 and 57; thence leaving said margin with the line between said two lots, eastwardly 104.0 feet to a monument, a common corner of Lots Nos. 55, 56 and 57; thence with the line between said Lots Nos. 55 and 57 southeastwardly 208.8 feet to a point, common corner of Lots Nos. 54 and 55 in the line of Lot No. 57; thence with the line between Lots Nos. 54 and 57 southeastwardly 102.0 feet to a point; thence with the line between said two lots northwestwardly 226.0 feet to a point in the southerly margin of said Nesbitt Court ; thence curving to the left with said margin, northeastwardly 61.5 feet to the point of beginning.

Being the same property conveyed to Leroy Richards and wife, Helen D. Ford Richards by Warranty deed from Robert F. Copeland Jr., and wife, Mary Ann Copeland of record in Book 4954, page 839, Register's Office for Davidson County, Tennessee, dated September 25, 1975 and recorded on September 26, 1975. (Leroy Richards having since died on Jan. 10, 2008).

This is improved property commonly known as: 700 Nesbitt Court, Nashville, Tennessee 37207.

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

Being same property conveyed in instrument 20230615-0045694

Karla G Iacampo
Grantor's Signature

Karla G. Iacampo
Grantor's Name

700 Nesbitt Court
Address

Nashville, TN 37207
City, State & Zip

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karla G. Iacampo whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, executed the same voluntarily on the day the same bears date.

Given under my hand this 13th day of June, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

K. Iacampo
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 13th day of June, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, do hereby make 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 document executed and authenticated according to law on 6/13/24 (date of document).

Affiant Signature

6/13/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027