Karen Johnson Davidson County
Batch# 1169116 DEEDQC
08/14/2024 11:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240814-0062016

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Gloria Jackson-Campbell and Vincent Campbell	Gloria M Jackson-Campbell and Vincent Campbell	081 07 0 310.00
1014 Maxwell Ave	1014 Maxwell Ave	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, GLORIA JACKSON-CAMPBELL, now a married woman, who joined herein by spouse VINCENT CAMPBELL and personal representative of the Estate of WILLIE MAI PRIDE, deceased, hereinafter referred to as "Grantor", whose mailing address is: 1014 Maxwell Ave, Nashville, TN 37208, does hereby convey, transfer, remise, release, relinquish and quitclaim unto GLORIA M JACKSON-CAMPBELL and VINCENT CAMPBELL, wife and husband, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1014 Maxwell Ave, NASHVILLE, TN 37206, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The said Willie Mai Pride having departed this life on 11-22-2001, thereby vesting title to such property to Gloria Jackson Williams, personal representative of the Estate of Willie Mai Pride, as recorded in the Seventh Circuit Court for Davidson County, Tennessee Probate Division as Case No. 02P-1809.

Tax ID No.: 081 07 0 310.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1808A 14th Ave N, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1st day of Aug, 2024.

GLORIA M JACKSON-CAMPBELL,
personal representative of the Estate of
WILLIE MAI PRIDE, deceased

By: _____
GLORIA M JACKSON-CAMPBELL,
personal representative

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GLORIA JACKSON-CAMPBELL, personal representative of the Estate of WILLIE MAI PRIDE, deceased, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1 day of Aug, 2024.

_____
Notary Public
My Commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

VALUATION AFFIDAVIT

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

GLORIA M JACKSON-CAMPBELL

VINCENT L CAMPBELL

Subscribed and sworn to before me this 1 day of Aug, 2024

Notary Public
My Commission expires:

My Commission Expires
January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 1808 14TH AVE N. a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1808 14TH AVE N., a Horizontal Property Regime, of record in instrument No. 20240105-0001093, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the property devised to Gloria J. Williams from the estate of Willie Mae Pride See Probate Case No. 02P-1809, Davidson County Circuit Court and also recorded in Instrument No. 20021217-0155776, in the Register's Office of Davidson County, Tennessee. Also see Last Will and Testament recorded in Instrument No. 20020322-0035407 (re-recorded in instrument No. 20021217-0155777), in the Registers Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Willie Mai Pride by Quit Claim Deed from Gloria Jackson Williams formerly Gloria Jackson of record in Book 6038, Page 743, in the Register's Office of Davidson County, Tennessee, dated April 14, 1983 and recorded on April 15, 1983.

Being a portion of the property conveyed to Willie Mai Pride and Gloria Jackson by Installment Deed from Lillian J. Rodgers Perry of record in Book 5890, Page 590, in the Register's Office of Davidson County, Tennessee, dated August 22, 1980 and recorded on May 26, 1982.

081 07 0 310.00

COMMONLY KNOWN AS: **1808A 14th AVE N, Nashville, TN 37208**

CERTIFICATE OF AUTHENTICITY

I, Brooke A. Acklin, 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 8/1/2024.

Date

Affiant Signature

08/13/2024

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 13TH day of AUGUST, 2024.

Notary's Signature KRISTIN A LOVE

My Commission Expires: OCT. 21ST, 2025

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
KRISTIN A LOVE - Notary Public
Allegheny County
My Commission Expires October 21, 2025
Commission Number 1408962