QUITCLAIM DEED

Karen Johnson
Batch # 1201261
11/05/2024 09:50:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241105-0085745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Oct, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sherry Campbell, Eugene Campbell, Jr., and Brandy Campbell	**NEW OWNER**	
(NAME)	(NAME)	
3265 Kings Lane		**05913000601**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHERRY R. CAMPBELL, and EUGENE CAMPBELL, JR ("Grantor") have bargained and sold, and by these presents do transfer and convey unto SHERRY R. CAMPBELL, EUGENE CAMPBELL, JR., and BRANDY CAMPBELL as Tenants in Common with Rights of Survivorship, ("Grantee") their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coursey, Trustee, described as follows:

Beginning at an iron pin in the southerly right-of-way line of Kings Lane, said iron pin being 140 feet from the northwest corner of the Treppard Tract and running along said southerly right-of-way line of Kings Lane, North 79 deg. 00 min. East 200 feet to an iron pin; thence South 11 deg. 00 min. East 590 feet to an iron pin; thence South 61 deg. 00 min. West 210.3 feet to an iron pin; thence North 11 deg. 00 min. West, 655 feet to the point of beginning, containing 2.86 acres more or less.

Being the same property conveyed to Eugene P. Campbell and Sherry R. Campbell by Warranty Deed from Robert E. Lillard, of record at Book 7500, Page 183, Register's Office Davidson County, Tennessee.

Being also the same property conveyed to Eugene P. Campbell, Sherry R. Campbell and Eugene Campbell, Jr. by Quitclaim Deed of record at Instrument No. 20210806-0106376, Register's Office Davidson County, Tennessee.

Eugene P. Campbell died October 5, 2024, leaving all interest in the above referenced property by right of survivorship to his wife Sherry R. Campbell and son Eugene Campbell Jr.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: **3265 Kings Lane, Nashville, TN 37218**

PH

Witness my hand this the 30 day of October, 2024.

Sherry R. Campbell

Sherry R. Campbell

Eugene Campbell Jr

Eugene Campbell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry R. Campbell and Eugene Campbell, Jr., (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of OCTOBER, 2024.

Camille M Woods

Notary Public
My Commission Expires:

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

PH