Karen Johnson Davidson County
Batch # 1212862 DEEDQC
12/05/2024 12:41:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094557

This Instrument prepared by and after recording return to:

B. Knight Lancaster, Attorney
2032 Creekland View Blvd
Nashville, TN 37207

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Number:	Send Tax Bills To:
Kathleen Williams, Trustee, Campbell Commons Trust 2312B Carter Avenue, Nashville, Tennessee 37206	083-04-3B-002.00-CO	SWBC Mortgage Corporation 9311 San Pedro #100 San Antonio, TX 78216

FOR AND IN CONSIDERATION of the sum of Zero and No/100 Dollars ($0.00), cash in hand paid by Grantee (defined below), Jervis Campbell Allison (being one and the same as Jervis Allison), a Tennessee resident (the "Grantor"), hereby quitclaims and conveys unto Kathleen Williams, Trustee of the Campbell Commons Trust u/t/a December 2nd, 2024 ("Grantee"), its successors and assigns, all of Grantor's right, title, interest, and claim which said Grantor has in and to the property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. B, as shown on the Plan Entitled Declaration establishing a Horizontal Property Regime for 2312 Carter Avenue Townhomes, of record in Instrument No. 20171018-0106792, amended in Instrument No. 20171206-01244470, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lukeus Wingo and Casey Wingo, husband and wife by Warranty Deed from Tessa Holder, an unmarried woman and Wendell Dwain Holder, Jr., a married man of record in Instrument No. 20190715-0068868 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded July 15, 2019.

Being the same property conveyed to Jervis Allison and Nancy Daines, husband and wife by Warranty Deed from Lukeus Wingo and Casey Wingo, husband and wife of record in Instrument No. 20221007-0110500 and dated October 3, 2022 and recorded October 6, 2022, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Jervis Allison, a Tennessee resident, by Quitclaim Deed from Nancy Daines, Grantor, for the express purpose of making a reconveyance in Instrument No. 20230605-0042155 Register's Office for Davidson County, Tennessee dated April 10, 2023 and recorded June 05, 2023.

This is the same description as the previous deeds of record.

The address of the herein described property is believed to be 32312B Carter Avenue, Nashville, Tennessee 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is subject to all easement and planning documents of record, restrictive covenants and conditions, current year's taxes and subsequent years, a lien not due and payable, and other matters of record, including all items set out on any applicable plat of record.

Wherever used, the singular number shall include the plural and the plural the singular.

EFFECTIVE this 2ND day of DECEMBER 2024.

[Signature pages follow]

[Signature page to Quitclaim Deed]

GRANTOR:

Jervis Campbell Allison

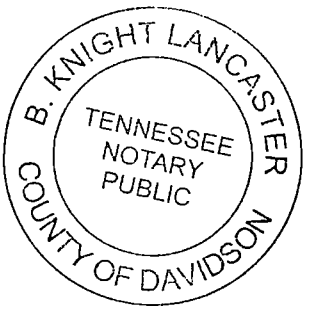
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JERVIS CAMPBELL ALLISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 2ND day of DECEMBER, 2024.

Notary Public

My Commission Expires: NOVEMBER 8, 2028



[Affidavit to Quitclaim Deed]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,

This 2ND day of DECEMBER, 2024.

NOTARY PUBLIC

My Commission Expires: NOVEMBER 8, 2028

B. KNIGHT LANCASTER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON