Name and Address of New Owner:
Woodrow Campbell, etal.
736 Ringgold Dr.
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1236353 DEEDQC
02/11/2025 02:46:30 PM 13 pgs
Fees: $68.00 Taxes: $66.60
20250211-0010462

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 105 03 0 325.00 & 105 03 0 303.00

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, **MAURICE MCCALL, SR., JABARI FISHER N/K/A BILLY JOE FISHER, JR., JAMAAL FISHER, DALE LANIER, DONALD MILLER and ALGENON MCCALL,** "the Grantors," convey and quitclaim unto **DORRIS SCRUGGS, WOODROW CAMPBELL, JR., WOODROW W. CAMPBELL, III, MARQUIETTA O. COES, CHRISTOPHER HOWARD, ZILPHIA HOWARD, BERESHA HOWARD, DESMOND HAY, AND ROLANDA HAY,** "the Grantee," all its interest in the following described real estate in Davidson County, Tennessee:

PARCEL I: 1230 1st Ave South, Nashville, TN 37210

Land in Davidson County, Tennessee, being part of Lots Nos. 15 and 16 in the John Trimble Homestead Plan of Lots, a plan of which is of record in Book 57, Page 53, Register's Office for said County.

Said part of Lot Nos.15 and 16 begin at a point in the margin of 1st Avenue South, formerly Maple Street, 47 feet north of the intersection of 1st Avenue South, Formerly Maple Street and Shepard Street, formerly Tennessee Street; thence in an easterly direction 111 feet more or less to a point; thence in a northerly direction along the dividing line of Lots Nos. 16 and 17, 92 feet to

the margin of a 12 foot alley, thence in a southwesterly direction 156 feet to an iron pin in the margin of 1st Avenue South, formerly Maple Street, thence along the margin of 1st Avenue South, formerly Maple Street 49 feet to the point of beginning.

Being the same property first conveyed to David C. Rutherford, Trustee by Quitclaim Deed from James A. Hamlett, Charlie Frierson and Charlie Rutherford, Trustees of the Mt. Pisgah Baptist Church and then conveyed by the said David C. Rutherford, Trustee by the same Quitclaim Deed to Baxter McCall and John Calvin McCall of record in Book 4932, Page 727, Register's Office for Davidson County, Tennessee, dated July 02, 1975 and recorded on July 17, 1972. Baxter McCall and John McCall subsequently died intestate.

PARCEL II: 1227 1st Ave. South, Nashville, TN 37210

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of of record in Plat Book 421, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Pomet and wife, Lena Pomet by Installment Deed from Maude E. Miller of record in Book 1583, page 252, Register's Office for Davidson County, Tennessee, dated May 4, 1948 and recorded on May 6, 1948. The said Justin Pomet became deceased on July 21, 1967, thereby vesting Lena Pomet as the surviving tenant. The said Lena Pomet died February 28, 1972 leaving Last Will and Testament filed in Will Book 103, Page 66, in the Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Last Will & Testament, the subject property was devised to Baxter McCall and John Calvin McCall. Baxter McCall and John McCall a/k/a John Calvin McCall subsequently died intestate.

As to the Baxter McCall 50% interest:

Baxter McCall died intestate on March 18, 1981, vesting title to his 50% interest into his heirs at law: Alberta McCall (wife), Dorris Scruggs (daughter), Patricia Campbell (daughter), Barbara Howard (daughter) and Sandra Hay (daughter). SEE ALSO: Affidavit of Heirship regarding Baxter McCall and Alberta McCall recorded at Instrument No. 20250207-0009505, R.O.D.C.. According to said Affidavit, Alberta McCall subsequently died intestate on June 19, 1992, thereby vesting her ownership into her children, *per stirpes*.

Barbara Howard subsequently died intestate on October 2, 1984, thereby vesting ownership into her interest into her heirs at law, her children: Christopher Howard, Zilphia Howard, and Beresha Howard. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009506, R.O.D.C..

Sandra Hay subsequently died intestate on September 9, 2018, thereby vesting ownership in her interest into her heirs at law: James Hay (husband), Desmond Hay (son) and Rolanda Hay (daughter). James Hay subsequently died on March 23, 2019, and his interest vested into his children: Desmond Hay (son) and Rolanda Hay (daughter). SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009507, R.O.D.C..

Patricia Campbell subsequently died intestate on January 14, 2022, thereby vesting ownership of her interest into her heirs at law: Woodrow Campbell, Jr. (husband), Woodrow W. Campbell, III (son) and Marquietta O. Coes (daughter). SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009508, R.O.D.C..

As to the John McCall 50% interest:

John McCall subsequently died on May 5, 1989, thereby vesting ownership into his heirs at law: Lillie McCall, John McCall, Jr., Selena McCall-Fisher, Dale Lanier, Arlene McCall, and Algenon McCall. SEE ALSO: Affidavit of Heirship for John McCall and Lillie McCall recorded at Instrument No. 20250207-0009649, said Register's office. According to said Affidavit, Lillie McCall also subsequently died intestate on July 7, 2007, thereby vesting her ownership interest into her children, *per stirpes*.

Lillie Lanier subsequently died intestate on January 30, 1996, thereby vesting ownership into her heir at law: Dale Lanier. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009650, said Register's Office.

Irene McCall subsequently died intestate on October 24, 1998, thereby vesting ownership into her heir at law: Algenon McCall. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20250207-0009651, said Register's Office.

John McCall, Jr. subsequently died intestate on March 11, 2020, thereby vesting ownership into his heirs at law: Maurice McCall,

Selena McCall-Fisher, Dale Lanier, Arlene McCall and Algenon McCall. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009652, said Register's Office.

Selena McCall-Fisher subsequently died intestate on July 20, 2020, thereby vesting ownership into her heirs at law: Donald Miller, Jabari Fisher and Jamaal Fisher. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009653, said Register's office.

Arlene McCall subsequently died intestate on October 30, 2021, thereby vesting ownership into her heirs at law: Maurice McCall, Sr., Jabari Fisher, Jamaal Fisher, Dale Lanier, and Algenon McCall. SEE ALSO: Affidavit of Heirship of record at Instrument No. 20250207-0009654, said Register's office.

Jabari Fisher subsequently changed his name and is now known as Billy Joe Fisher, Jr..

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the 17 day of ~~July~~ October, 2024.

Maurice McCall Sr.

MAURICE MCCALL, SR.

STATE OF California

COUNTY OF Los Angeles

On this 17th day of ~~May~~ OCT. 2024, before me personally appeared Maurice McCall, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of ~~May~~ OCT 2024.

See Attached Acknowledgment

Notary Signature

My commission expires: 03/06/2027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 10/17/2024 before me, Tyler Miura Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Maurice McCall SR.
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TYLER MIURA
Notary Public - California
Los Angeles County
Commission # 2440622
My Comm. Expires Mar 6, 2027

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: pg 5 of 10
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Billy Joe Fisher Jr.

BILLY JOE FISHER, JR.
A/K/A JABBARI FISHER

STATE OF Arizona

COUNTY OF Pima

On this 4 day of June, 2024, before me personally appeared Billy Joe Fisher, Jr., also known as Jabbari Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2024.

Notary Signature
My commission expires:

JOSHUA MARTINKA
NOTARY PUBLIC
STATE OF ARIZONA
PIMA COUNTY
MY COMMISSION EXPIRES 9/3/26

JAMAAL FISHER

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF California

COUNTY OF Orange

On this 20th day of May, 2024, before me personally appeared Jamaal Fisher, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2024.

Notary Signature
My commission expires: Dec 20, 2026

NRO1 PRIYANKA JAIN COMM. #2431908 Notary Public - California Los Angeles County My Comm. Expires Dec. 20, 2026 NRO1

Dale Lanier

DALE LANIER

STATE OF California

COUNTY OF Los Angeles

On this 1st day of July, 2024, before me personally appeared Dale Lanier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of July, 2024.

N. N. Neblett

Notary Signature

My commission expires: 10/26/27

N. N. NEBLETT
Notary Public - California
Los Angeles County
Commission # 2468424
My Comm. Expires Oct 26, 2027

Donald Miller
DONALD MILLER

STATE OF Michigan

COUNTY OF Genesee

On this 16th day of May, 2024, before me personally appeared Donald Miller, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2024.

Notary Signature: Sherrie Green
My commission expires: 02-23-27

ALGENON MCCALL

STATE OF California

COUNTY OF Los Angeles

On this 11 day of ~~May~~ Sep, 2024, before me personally appeared Algenon McCall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of ~~May~~ Sep, 2024.

Notary Signature

My commission expires: 2·19·2025

GARRICK GOODSON
Notary Public - California
Los Angeles County
Commission # 2347992
My Comm. Expires Feb 19, 2025

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 **$18,000.00**, 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 10 day of ~~May~~ Feb. 2025, ~~2024~~.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Leslie Hayes, 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 10/17/2024.

Date

Affiant Signature

2/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of February, 2025.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)