Karen Johnson
Batch # 1252527
03/27/2025 10:32:09 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20250327-0022946

WHEN RECORDED RETURN TO:
SIMPLIFILE
17316 EDWARDS RD SUITE: B105
CERRITOS, CA 90703

Prepared By:	~~Record and Return To:~~	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Michael Wayne Campbell Sharon Campbell 5344 Sunnyvale Drive Antioch, TN 37013	Michael Wayne Campbell and Sharon Campbell 5344 Sunnyvale Drive Antioch, TN 37013

Order Number: TT1012173

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Michael Wayne Campbell a/k/a Michael W. Campbell and Sharon Campbell a/k/a Sharon P. Campbell, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael Wayne Campbell and Sharon Campbell, Husband and Wife, as Tenants by the Entirety,** whose address is 5344 Sunnyvale Drive, Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 103 on the plan of Hickory Woods Estates, Section C, as shown by plat and survey of record in Plat Book 6900, Page 884-887, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 176 05 0A 112.00
Street address of property: 5344 Sunnyvale Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20170530-0053100 in the Register's Office, Davidson County, Tennessee.

Signed this 14th day of March, 2025

Signature of Grantor(s):

Michael Wayne Campbell a/k/a Michael W. Campbell

Michael Wayne Campbell a/k/a
Michael W. Campbell

Sharon Campbell a/k/a Sharon P. Campbell

Sharon Campbell a/k/a
Sharon P. Campbell

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of March, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Wayne Campbell a/k/a Michael W. Campbell and Sharon Campbell a/k/a Sharon P. Campbell known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Karen R. Campbell

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

County Parcel Number: 176 05 0A 112.00
Street address of property: 5344 Sunnyvale Drive, Antioch, TN 37013

Oath of Consideration

I or we, Michael Wayne Campbell and Sharon Campbell, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 14 day of March, 2025

Signatures of Affiant(s):

Michael Wayne Campbell

Michael Wayne Campbell

Sharon Campbell

Sworn and subscribed before me this 14th day of March, 2025

Karen R. Campbell
Notary Public
State of TN
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025