QUITCLAIM DEED

Karen Johnson
Batch # 1252575
03/27/2025 11:32:20 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250327-0023007

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 21st DAY OF February, 20 25.

Notary Public

MY COMMISSION EXPIRES: 10-4-2027
(AFFIX SEAL)

ERIC OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lee Campbell	**Same as New Owner**	
(NAME)	(NAME)	(OR EXEMPT) $83.00
415 Iona Way		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged and pursuant to the Final Divorce Decree under Docket No. 24D1699 in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, **REGAN KEVAN CAMPBELL,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LEE CAMPBELL, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Final Plat of Burkitt Commons, Phase I of record in Plat at Instrument No. 20180119-0006002, 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 Lee Campbell, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200720-0079090, Register's Office for Davidson County, Tennessee, dated July 17, 2020 and recorded on July 20, 2020.
Lee Campbell subsequantly married Regan Kevan Campbell. Regan Kevan Campbell is executing this Quitclaim Deed to convey any marital interest she may have aquired during their marriage.

This Instrument was prepared with information supplied by the Grantees. 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: **415 Iona Way, Nolensville, Tennessee 37135**.

Witness my/our hand(s) this the 21 day of February, 2025.

Regan Kevan Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGAN KEVAN CAMPBELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of February, 2025.

Notary Public
My Commission Expires: 10-4-2027
(SEAL)

ERIC OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212