Karen Johnson Davidson County
Batch# 1259896 DEEDQC
04/14/2025 03:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250414-0028250

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 2nd day of April, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Davis Michael Campbell and Bonnie Jean Campbell, Trustees 2089 Graceland Drive Goodlettesville, Tennessee 37072	SAME	012 00 0 060.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2028

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Davis Michael Campbell and wife, Bonnie Jean Campbell**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Davis Michael Campbell and Bonnie Jean Campbell, Trustees of the Davis & Bonnie Campbell Living Trust, established by the Revocable Trust Agreement of Davis Michael Campbell and Bonnie Jean Campbell dated April 2, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 2nd day of April, 2025.

Davis Michael Campbell

Bonnie Jean Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Davis Michael Campbell and Bonnie Jean Campbell, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of April, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being shown as Tract No. II according to a survey by Dye Surveyors, Forest E. Dye, surveyor, on July 19, 1975, as follows: BEGINNING at an iron pin in a fence, being the northwest corner of Tract I and on the East line of Hager and Gentry Property. Running N. 12° 46' W. 372.1 feet along said fence to a corner post in a fence being the property line of Grizzard Manor, thence N. 79° 29' E. 845.5 feet along fence to the center of Mansker Creek; thence along the center of creek S. 22° 29' E. 395.1 feet to a point; thence leaving said creek running S. 80° 24' W. 913.0 feet to an iron pin in a fence and the point of beginning, containing 7.64 acres.

GRANTORS convey unto GRANTEES all their right, title and interest to right-of-way of Williamson Road next to Mansker Creek. Two easements are retained in this conveyance as follows:

1. A 15' easement beginning at Graceland Drive running across the Taylor property parallel to Mansker Creek. Said 15' easement gives Dwight Lanier Porter and wife, Nelda Burks Porter the right of ingress and egress across said Taylor property.

2. A 15' easement beginning at the boundary lines of the Taylor and Porter property line on Graceland Drive running across said Porter property and ending at the Williamson property according to a survey by Dye Surveyors dated July 19, 1975. Said 15' easement gives Joe C. Taylor and wife, Faye N. Taylor the right of ingress and egress across said Porter property, all being a part of a tract of land in the 10th Civil District, Davidson County, Tennessee, recorded in Deed Book 603, Page 472, in the Register's Office.

Being the same property conveyed to Davis Michael Campbell and wife, Bonnie Jean Campbell by deed from Joe C. Taylor, Jr., Dawn Knox, Kevin L. Taylor and Kelley T. Gilbert as Devisees of the Last Will and Testament of Joe C. Taylor, of record as Instrument No. 20210625-0086310, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Current year Davidson County taxes; a lien not yet due and payable.

Subject to Right of Way of Williamson Road as detailed in Deed in Book 5140, Page 453, Register's Office for Davidson County, Tennessee.

Subject to 2 15' Easements Retained in Deed in Book 5140, Page 453, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Register's Office for Davidson County, Tennessee. Subject to Ingress/Egress Purposes and Appurtenances in Instrument No. 20021112-0139804, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

Davis Michael Campbell and Davis Campbell are one and the same person. Bonnie Jean Campbell and Bonnie J. Campbell are one and the same person.

This is improved property known as 2089 Graceland Drive, Goodlettesville, Tennessee 37072.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/2/25.

4/14/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

