THIS DOCUMENT PREPARED BY
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP 032-00-0
PARCEL 072 00

NEW OWNER'S ADDRESS & SEND TAX BILLS TO
Kenneth M Anthony and
Rosemarie Allen
1393 Campbell Rd.
Goodlettsville, TN 37072

Karen Johnson
Batch # 1260155
04/15/2025 10 48 13 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250415-0028576

PREPARERS DISCLAIMER· This instrument is prepared based on information provided by the parties named therein The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, I, Kenneth M Anthony, unmarried, Grantor, by these presents do hereby quitclaim and convey unto Kenneth M Anthony, unmarried and Rosemarie Allen, married, as tenants in common with rights of survivorship, Grantee(s), their successors and assigns all of my interest in the following described tract or parcel of land, to wit

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Tract No.4 according to a survey dated May, 1966, and revised June, 1966, Job No. 66-298-A, by Parrish Engineers, Inc., as follows:

Beginning in the southerly margin of Campbell Road at an iron stake located 143.6 feet northwest of the northwesterly corner of Tract No, 2 conveyed to Bobby Phelan and wife by deed of record in Book 4035, page 520, said Register's Office, said beginning point being also the northwesterly corner of Tract No. 3; thence, with the westerly line of Tract No. 3, south 27°47' west 264.1 feet to an iron stake, and then south 15°41' west 975 feet to the southerly line of said 50.34-acre tract; thence with the same north 86°39' west 140 feet to the southeasterly corner of Tract No. 5; thence, with the easterly line of Tract No. 5, north 15°51' east 1080 feet to an iron stake, and then north 31°11' east 276.9 feet to an iron stake in the southerly margin of Campbell Road; thence with the same southeastwardly 146 feet to the beginning, containing 4.2 acres; more or less.

Being the same property conveyed to Kenneth M. Anthony and wife, Eugenia A. Anthony by Warranty Deed dated 7/20/1966 from Arliss R. Bess and wife, Mildred G. Bess of record in Book 4038, Page 823, Register's Office for Davidson County, Tennessee. Eugenia A. Anthony, now deceased having died 10/1/2018.

This is (X) improved ( ) unimproved property known as· 1393 Campbell Rd , Goodlettsville, TN 37072.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 14th day of April, 2025

Kenneth M Anthony

Kenneth M Anthony

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kenneth M. Anthony the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2025

Tammy D. Mellons

Notary Public
My Commission Expires: 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0 Exempt from transfer tax pursuant to T.C A. 67-4-409a3E

Rosemarie Allen

Affiant

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

Tammy D. Mellons

Notary Public
My Commission Expires 11/8/2027

TAMMY D MELLONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY