AFTER RECORDING RETURN TO:
Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10696272

Karen Johnson Davidson County
Batch# 1265728 DEEDQC
04/29/2025 12:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250429-0033008

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 033 00 0 209.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 18 day of APRIL, 2025, by and between **Angela Nacona Hampton F/K/A Angela Nacona Upchurch, a married woman, who took title without marital status, joined by spouse, Brian Hampton,** residing at 1254 Campbell Road, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Angela Nacona Hampton, a married woman,** residing at 1254 Campbell Road, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1254 Campbell Road, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 3/09/2017 under Instrument No. 20170309-0023349 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Angela Nacona Hampton F/K/A Angela Nacona Upchurch

Angela Nacona Hampton F/K/A Angela Nacona Upchurch

Brian Hampton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Angela Nacona Hampton F/K/A Angela Nacona Upchurch and Brian Hampton, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and seal, at office in Davidson, this 18 day of April, 20 25.

Notary Public

My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Angela Nacona Hampton

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 18 day of April, 2025.

Notary Public
My Commission Expires: 3/7/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Angela Nacona Hampton
1254 Campbell Road
Goodlettsville, TN 37072

Name and address of property owner:

Angela Nacona Hampton
1254 Campbell Road
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Parcel No. 209 on the Plan of Pepper Subdivision of record in Plat Book 6200, Page 322, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Parcel #209 fronts 104.28 feet on the north side of Campbell Road and runs back on the east line 235.00 feet and runs back on the west line which is a broken line 214.00 feet to a line in the rear which measures 107.42 feet thereon. Description is the same as in the previous deed of record.

Parcel ID: 033 00 0 209.00

Property commonly known as: 1254 Campbell Road, Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Robert Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 04/18/2025 (date of document).

Robert Anderson

Affiant Signature

Date 4/23/2025

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 23rd day of April, 2025

Notary Signature

My Commission Expires: 06-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134