This instrument was prepared by:
Perrone & Young
400 Sugartree Lane #220
Franklin TN 37064-3073
615 / 373.6910

Karen Johnson Davidson County
Batch# 1328742 DEEDQC
10/01/2025 02:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251001-0078271

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Van Tracy Bledsoe **Shelly Lynn Bledsoe** 1335 General George Patton Road Nashville TN 37221	Same	**142-9-E-121**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater is $00.00.

Van Tracy Bledsoe / Shelly Lynn Bledsoe
AFFIANT

JENNIFER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, sworn to and subscribed before me this 31st day of August 2025.

Jennifer Anderson
NOTARY PUBLIC
My commission expires: My Commission Expires January 11, 2026

Michael W. Campbell (the "Grantor"), for affection and no monetary consideration, do hereby quitclaim and convey unto **Van Tracy Bledsoe** and wife, **Shelly Lynn Bledsoe** (the "Grantees"), their heirs and assigns, all of my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being all of Unit No. 1335, along with carport designated as 1335-C, shown as C-121 on the Plan of Section Seven, Phase One, River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 705 – 706, and amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 6226, Page 9, said Register's office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property co-owners and tenants of River Plantation, Section Seven, Condominium Apartments, contained in the Master Deed and Bylaws appended thereto, of record in Book 6226, Pages 9 and Page 18 said register's office are incorporated in this deed by reference and made a part hereof and the same as though copied herein verbatim, to which reference is made for a more complete and accurate description of said Unit.

BEING the same property conveyed to **Michael W. Campbell**, Warranty Deed dated June 7, 2011, from **Roger A. Bullion** and wife, **Janet Bullion,** and **Roger A. Bullion**, recorded on June 10, 2011, as Instrument No. 20110610-0044540, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS:

1335 GENERAL GEORGE PATTON ROAD, NASHVILLE, TENNESSEE, 37221

This Quitclaim Deed was prepared based upon information provided by Grantor and Grantee and no title search was conducted, nor was verification of Grantor's status established.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, encumbrances, and other matters of record if any, as may affect the premises.

The 2025 property taxes are expressly assumed by the Grantee.

IN WITNESS WHEREOF, I have hereunto set my hand on this 31st day of August 2025.

GRANTOR:

Michael W. Campbell

MICHAEL W. CAMPBELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Michael W. Campbell**, the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31ST day of August 2025.

JENNIFER ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer Anderson

NOTARY PUBLIC

My commission expires: My Commission Expires January 11, 2026

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101, I, **Patricia R. Young**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document – **Quitclaim Deed**, dated **August 31, 2025** – tendered for recording herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 31, 2025**.

This 1st day of October 2025.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct.

WITNESS my hand and official seal in Franklin, Tennessee this 1st day of October 2025.



MILDRED A. SELMAN, Notary Public

My commission expires: 07.10.2027