Karen Johnson Davidson County
Batch# 1353632 DEEDQC
12/04/2025 08:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251204-0096225

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3rd DAY OF December 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-08-2028

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:
Josiah J. Prince &
Heather L. Prince
1293 Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

TAX MAP/PARCEL NO:
033-05-0A-005.00-CO

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **JANICE K. LEWELLEN, an unmarried woman,** by these presents do hereby quitclaim and convey unto **JOSIAH J. PRINCE AND HEATHER L. PRINCE, Husband and Wife** all of my right, title and interest in and to the following described parcel of land in **DAVIDSON County, Tennessee**, to-wit:

Property being more specifically and particularly described as follows, to-wit: BEGINNING at an iron pin at the northeast corner of the Revised Preliminary and Final Plat for Section One of Dawn Brooke Subdivision filed for record in Instrument 20051005-01 19998, Register's Office for Davidson County, Tennessee, in the southerly margin of Campbell Road; thence leaving Campbell Road, South 14 deg. 52 min. 42 sec. East 124.51 feet to an iron pin; thence, South 78 deg. 28 min. 04 sec. West 143.72 feet to an iron pin; thence, South 88 deg. 15 min. 39 sec. West 317.35 feet to an iron pin; thence, North 84 deg. 59 min. 49 sec. West 283.19 feet to an iron pin, marking the southwest corner of Dawn Brooke Subdivision, Section One; thence, North 05 deg. 00 min. 11 sec. East 34.00 feet to the southwest corner of Lot #1 on the Plan of Dawn Brooke Subdivision, Section One; thence with the southerly margin of Lots #1 and #2 South 84 deg. 59 min. 49 sec. East 283.19 feet to an iron pin; thence with the easterly line of Lot #2 on the Plan of the said subdivision, South 05 deg. 00 min. 11 sec. West 16.50 feet to an iron pin; thence with the southerly line of Lot #3 and part of Lot #4 on the said subdivision plan, South 89 deg. 14 min. 49 sec. East 305.79 feet to an iron pin; thence continuing with the southerly margin of Lot #4, South 78 deg. 28 min. 04 sec. West 77.59 feet to an iron pin; thence. North 17 deg. 58 min. 50 sec. West 85.91 feet to a point in the southerly margin of Campbell Road; thence with said margin of said road, South 84 deg. 59 min. 29 sec. East 65.20 feet to the point of beginning and containing by Tax Assessor's measurement 1.09 acres, more or less.

Being a portion of the same property conveyed to Terry E. Wilkes by Warranty Deed from Thomas L. Cunningham, III, a single man, of record in Instrument No. 20040809-0095896, Register's Office for Davidson County, Tennessee, dated August 5, 2004 and recorded on August 9,2004. Being the same property conveyed to Donald E. Lewellen and wife, Janice K. Lewellen by Quitclaim Deed from Terry E. Wilkes, of record in Instrument No. 20081020-0105354, Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on October 20, 2008. The said Donald E. Lewellen having died on January 13, 2024 survived by his wife, Janice K. Lewellen. Donald E. Lewellen being the same person as Donald E. Lewellen, Sr.

THIS IS IMPROVED PROPERTY KNOWN AS: **1291 Campbell Road, Goodlettsville, TN 37072**

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

This conveyance is subject to taxes for the year 2025 and subsequent years.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 3rd day of December 2025.

JANICE K. LEWELLEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE K. LEWELLEN**, the herein bargainor(s), 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 3rd day of December 2025

Notary Public (SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/16/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 3rd day of December, 2025.

Date: 12/3/2025

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3RD day of DECEMBER, 2025.

Theresa C. Richardson

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires 05/08/2028.