Karen Johnson
Batch # 1369774
01/15/2026 08:23:46 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260115-0003569

**PREPARED BY:**
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

**STATE OF** Texas )

**COUNTY OF** Tarrant )

The actual consideration or value, whichever is greater, for this transfer is **$0.00.**

**Anna Lynette Campbell, Grantor**

Daniell Garland-booker
ID NUMBER
124791993
COMMISSION EXPIRES
August 25, 2029

SWORN AND SUBSCRIBED before me this 12th day of January 2026.

**Notary Public**

My commission expires: 08/25/2029

Electronically signed and notarized online using the Proof platform.

## QUITCLAIM DEED

| New Owner's Address | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| **GARY KEITH CAMPBELL,**<br>2105 Riverwood Drive<br>Nashville, TN 37216 | **GARY KEITH CAMPBELL,**<br>2105 Riverwood Drive<br>Nashville, TN 37216 | 073 01 0 052.00 |

**THIS QUITCLAIM DEED** made this 12th day of January, 2026 by **Anna Lynette Campbell** (later called "Grantor") to **Gary Keith Campbell** (later called "Grantee"), whose mailing address is 2810 Paden Drive, Nashville, TN 37206.

**WITNESSETH:** That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

*Land in Davidson County, Tennessee, being Lot No. 14 of. Block "H," on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.*

*Being the same property conveyed to Charles J. Campbell and wife, Madeline R. Campbelll by Warranty Deed in Book 4246, page 11, Register's Office for Davidson County, Tennessee.*

*Charles J. Campbell predeceased Madeline Campbell. Madeline Campbell had three children: Richard Campbell (deceased in 2021 leaving no children), Michael Campbell (deceased in 2008 leaving one child, Anna Lynnette Campbell) and Gary Keith Campbell.*

*Anna Lynette Campbell is the sole heir of the late Michael Campbell and the niece of Gary Keith Campbell.*

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

**WITNESS** my hand this 12th day of January, 2026.

**Anna Lynette Campbell, Grantor**

**STATE OF** Texas )

**COUNTY OF** Tarrant )

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Anna Lynette Campbell**, the Grantor, with whom I am personally acquainted and who acknowledged that **Anna Lynette Campbell** executed the foregoing instrument for the purposes contained therein.

**SWORN AND SUBSCRIBED** before me this 12th day of January 2026.

NOTARY PUBLIC

My commission expires: 08/25/2029

NOTARY PUBLIC STATE OF TEXAS

Daniell Garland-booker

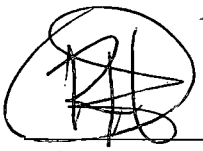
ID NUMBER
124791993
COMMISSION EXPIRES
August 25, 2029

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Roland Hairston, 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 1.12.2026.

Date



Affiant Signature

1/13/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of January, 20____.

Heather Crocker

Notary's Signature

My Commission Expires: 7/7/2027

Date

Notary's Seal (if on paper)

