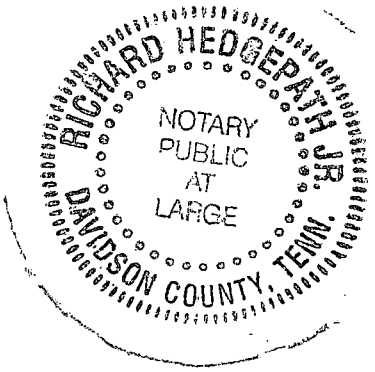
Karen Johnson Davidson County
Batch # 1411748 DEEDQC
04/27/2026 12:17:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260427-0036292

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 1st day of October 2025.

Affiant

NOTARY PUBLIC

My commission expires: 03.09.2027

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
CALLAN JAMES WESTENBERG	Same	084 01 0 139.00
833 Rose Park Dr.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the Circuit Court for Davidson County, Tennessee, pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose of conveying all my right, title, and interest in the subject real property as set forth in the Marital Dissolution Agreement, I, MARGARET NICOLE DECAMPO, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto CALLAN JAMES WESTENBERG, hereinafter referred to as Grantee, his successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Rose Estates, Section One, of record in Plat Book 3600, page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Kyle Herrington and Meghan Waldow, as tenants in common, by Warranty Deed from Jacob Jeffrey Green, an unmarried man, of record in Instrument No. 20180809-0078742, in the Register's Office of Davidson County, Tennessee, dated August 08, 2018 and recorded on August 09, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Rose Estates, as recorded in Plat Book 3600, Page(s) 37 .
*covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3676, Page 361 and Amended in Book 3707, Page 356.
*Any and all existing easements and restrictions as shown of record not stated herein

Being the same property conveyed to Callan James Wetenberg and Margaret Nicole DeCampo by warranty deed from David Kyle Herrington and Meghan Waldow, Husband and Wife, of record as Instrument #20221114-0120855, Register' Office for Davidson County, Tennessee.

A scrivener's affidavit was recorded as Instrument #20230106-0001142, Register's Office for Davidson County, Tennessee, correcting the name of Grantees in Instrument #20221114-0120855, such that the correct names of the Grantees are **CALLAN JAMES WESTENBERG and MARGARET NICOLE DECAMPO.**

This is the same description as in the previous deed of record.

This is improved property known as: **833 Rose Park Dr., Nashville, TN 37206.**

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

Witness my hand this 1st day of October ~~2023,~~ 2025 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MDeCampo

MARGARET NICOLE DECAMPO- Grantor

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARGARET NICOLE DECAMPO**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October 2025.

NOTARY PUBLIC: _____

My commission expires: 03-09-2027