Karen Johnson Davidson County
Batch# 1435621 DEEDQC
06/17/2026 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260617-0055166

This Form furnished by:
ATTORNEY J. CHRISTIAN SCHLOEGEL

FROM:
SYLVIA JEANETTE CAMPBELL

TO:
LANCE W. CAMPBELL

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Lance W. Campbell 2604 Woodberry Drive Nashville, TN 37214	SAME	Map 95-8-0 Parcel 171.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$0. This is transfer is pursuant to a Final Decree of Divorce in the Fourth Circuit Court for Davidson County, TN, Docket No. 25D1509.**

Lance W. Campbell
LANCE W. CAMPBELL

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2026.

Jessica Stanford
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-08-2028.
(AFFIX SEAL)

This Instrument Prepared By:

J. CHRISTIAN SCHLOEGEL, ATTORNEY
Rogers, Shea & Spanos, PLLC
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos, PLLC shall have no liability for the status of the title to the property or the accuracy of such information.

I, **SYLVIA JEANETTE CAMPBELL,** do hereby quitclaim to **LANCE W. CAMPBELL**, all my interest, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being all of Lot No. 105, on the Plan of Woodberry Park, as shown by plat appearing of record in Plat Book 2133, Page 117, 118 & 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lance W. Campbell, unmarried, by Warranty Deed of Record in Instrument Number 20030902-0126710, Register's Office for Davidson County, Tennessee.

This improved property is known as 2604 Woodberry Drive, Nashville, TN 37214

IN WITNESS WHEREOF I have hereunto set my hand on this the 7th day of May, 2026.

Sylvia Campbell
SYLVIA CAMPBELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, M. Katherine Everette, a Notary Public in and for said County and State, the within named, **SYLVIA CAMPBELL**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 7th day of May, 2026.

M. Katherine Everette
NOTARY PUBLIC

My Commission Expires: 3/5/28.
DATE

MARY KATHERINE EVERETTE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Johnna Jones, 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 5/7/2026 & 6/9/2026.

Date

Johnna Jones

Affiant Signature

June 11, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of June, 2026.

Jessica Stanford

Notary's Signature

My Commission Expires: 11-08-2028

Date

Notary's Seal (if on paper)

