QUITCLAIM DEED

FROM: ALAN STUART CAMPBELL and REBECCA IRVIN CAMPBELL,

Grantors

TO: ALAN STUART CAMPBELL, TRUSTEE OF THE ALAN STUART CAMPBELL REVOCABLE TRUST, and REBECCA IRVIN CAMPBELL, TRUSTEE OF THE REBECCA IRVIN CAMPBELL REVOCABLE TRUST,

Grantees

This instrument was prepared by:
Michael S. Goode, Esq.
LEWIS, THOMASON, KING, KRIEG & WALDROP, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 906867 DEEDQC
08/24/2022 08:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220824-0095370

Address New Owner(s) as follows:	**Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:**	Map-Parcel Numbers
Alan Stuart Campbell, Trustee of the Alan Stuart Campbell Revocable Trust, and Rebecca Irvin Campbell, Trustee of the Rebecca Irvin Campbell Revocable Trust 308 Jackson Boulevard Nashville, Tennessee 37205	Alan Stuart Campbell, Trustee of the Alan Stuart Campbell Revocable Trust, and Rebecca Irvin Campbell, Trustee of the Rebecca Irvin Campbell Revocable Trust 308 Jackson Boulevard Nashville, Tennessee 37205	Tax Map: 116 Parcel ID: 10 - 29

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Alan Stuart Campbell
Affiant

Sharon Stocks
Notary Public

Sworn to and subscribed before me, this 19th day of August, 2022.

My Commission Expires: 1-06-2025

SHARON STOCKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, ALAN STUART CAMPBELL and REBECCA IRVIN

CAMPBELL, husband and wife, (the "Grantors") do hereby quitclaim and convey unto ALAN STUART CAMPBELL, TRUSTEE OF THE ALAN STUART CAMPBELL REVOCABLE TRUST DATED AUGUST 19, 2022, as to 1/2 undivided interest, AND REBECCA IRVIN CAMPBELL, TRUSTEE OF THE REBECCA IRVIN CAMPBELL REVOCABLE TRUST DATED AUGUST 19, 2022, as to 1/2 undivided interest, as tenants in common (the "Grantees"), their successors and assigns, all of Grantors' rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

These Trusts (the "ALAN STUART CAMPBELL REVOCABLE TRUST" and the "REBECCA IRVIN CAMPBELL REVOCABLE TRUST") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety."). The Trustees and Successor Trustees are granted all right, power and authority, pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. § 35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees and this conveyance is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(3)(F).

The Property is improved property known as 308 Jackson Boulevard, Nashville, Tennessee 37205. The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

Witness my hand this 19th day of August, 2022.

ALAN STUART CAMPBELL

REBECCA IRVIN CAMPBELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Sharon Stocks, a Notary Public of said County and State, ALAN STUART CAMPBELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of August, 2022.

Notary Public

My Commission Expires: 1-06-2025

SHARON STOCKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Sharon Stocks, a Notary Public of said County and State, REBECCA IRVIN CAMPBELL, 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 seal, at Office in Nashville, Tennessee, this 19th day of August, 2022.

Sharon Stocks
Notary Public

My Commission Expires: 1-06-2025

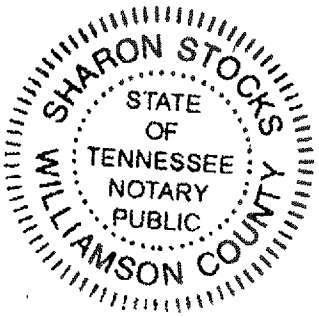


EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2 on the map of Johnson Bransford's Subdivision of Part of Lot No. 3 in the Subdivision of Deer Park, Belle Meade, of record in Book 421, page 133, Register's Office for said County.

SAID Lot No. 2 fronts 100 feet on the northeasterly margin of Jackson Boulevard, formerly a private road, and extends back 286.3 feet on the northwesterly line and 285 feet on the southeasterly line to a dead line in the rear, measuring 100.00 feet thereon.

BEING part of the same property conveyed to W. H. Webb, Trustee by deed of record in Book 512, page 265, and to W. H. Webb by deed of record in Book 670, page 773, both in said Register's Office. W. H. Webb has died and devised said property to Edward F. Webb, Annie Mary Pickard, Wilhelmina Webb, Margaret Webb Wrenne and Rebecca Webb Jordan, each as to a 1/5 undivided interest therein by Will of record in Will Book 59, page 381, Probate Court Clerk's Office for said County. Edward F. Webb and Rebecca Webb Jordan have since conveyed all their interest in said property to Annie Mary Pickard, and Wilhelmina Webb by deed of record in Book 1541, page 1, said Register's Office. Annie Mary Pickard has since died devising her interest in said property to Commerce Union Bank, Trustee to be held by it as the principal of the Annie Mary Pickard Family Trust by will of record in Will Book 128, page 555, Probate Court Clerk's Office for said County.

LAND in Davidson County, Tennessee, being Lot No. 3 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in the Subdivision of Deer Park, Belle Meade, of record in Book 421, page 133, Register's Office for said County.

SAID Lot No. 3 fronts 100 feet on the northeasterly margin of Jackson Boulevard, formerly a private road, and extends back 283.6 feet on the northwesterly line and 286.3 feet on the southeasterly line to a dead line in the rear, measuring 100.0 feet thereon.

BEING part of the same property conveyed to W. H. Webb, Trustee by deed of record in Book 512, page 265, and to W.H. Webb by deed of record in Book 670, page 773, both in said Register's Office. W. H. Webb has died and devised said property to Edward F. Webb, Annie Mary Pickard, Wilhelmina Webb, Margaret Webb Wrenne and Rebecca Webb Jordan, each as to a 1/5 undivided interest therein by Will of record in Will Book 59, page 381, Probate Court Clerk's Office for said County. Edward F. Webb and Rebecca Webb Jordan have since conveyed all their interest in said property to Annie Mary Pickard and Wilhelmina Webb by deed of record in Book 1541, page 1, said Register's Office. Annie Mary Pickard has since died devising her interest in said property to Commerce Union Bank, Trustee, to be held by it as the principal of the Annie Mary Pickard Family Trust by will of record in Will Book 128, page 555, Probate Court Clerk's Office for said County.

Tennessee Certification of Electronic Document

I, Alan Stuart Campbell, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on August 19, 2022 (date of document).

Alan Stuart Campbell
Signature

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 22 day of August, 2022.

Fara Lobertini
Notary's Signature

My Commission Expires: July 9, 2024

Notary's Seal

FARA LOBERTINI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024