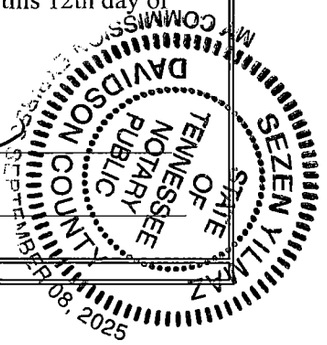
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231046141** Karen Johnson Davidson County Batch # 1091430 DEEDWARR 01/22/2024 10:32:42 AM 2 pgs Fees: $13.00 Taxes: $2,582.17 20240122-0003034	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $697,884.46. Affiant Subscribed and sworn to before me, this 12th day of January, 2024. Notary Public My Commission Expires:



WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lipscomb University One University Park Dr Nashville, TN 37204	New Owner	Tax Parcel ID No. 117-16-0-171.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joel B. Campbell, III and Joy M. Campbell, Trustees of the Campbell Family Community Property Trust dated September 18, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lipscomb University**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 49 and 50 on the Map of S. F. and C. D. Morrows Subdivision of Lots 38 and 39 and part of Lot 37 in Nathaniel A. McNairy's Plan of Lots of record in Plat Book 332, page 86, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.

Being the same property conveyed to JOEL CAMPBELL AND WIFE, JOY M. CAMPBELL, by deed from LIPSCOMB UNIVERSITY, of record in Instrument No. 20091209-0112672, dated December 8, 2009, said Register's Office.

JOEL CAMPBELL AND WIFE, JOY M. CAMPBELL conveyed their interest to JOEL B. CAMPBELL, III AND JOY M. CAMPBELL, TRUSTEES, CAMPBELL FAMILY COMMUNITY PROPERTY TRUST DATED SEPTEMBER 18, 2023 by quitclaim deed of record in Instrument No. 20230926-0075356, dated September 18, 2023, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-16-0-171.00.

Matters shown on the Plan of record in Plat Book 332, page 86, said Register's Office.

Memorandum of PCS Site Agreement of record in Instrument No. 20011029-0117545 and Instrument No. 20100113-0003169, said Register's Office.

This is improved property located at 1105 Caldwell Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2024.

Campbell Family Community Property Trust dated September 18, 2023

Joel B. Campbell III, Trustee

By: Joel B. Campbell, III, Trustee

Joy M. Campbell, Trustee

By: Joy M. Campbell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel B. Campbell, III and Joy M. Campbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Campbell Family Community Property Trust dated September 18, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of January, 2024.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026