This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3)(G).

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM: Linda Dean Graves and Brenda Jean Solomon, Trustees of The Revocable Living Trust of Virginia S. Campbell ("GRANTOR")

TO: Linda Dean Graves and Brenda Jean Solomon, as tenants in common ("GRANTEES")

New Owners are as Follows:	**Send Tax Bills to:**	**Map/Parcel ID:**
Linda Dean Graves Brenda Jean Solomon 102 Raleigh Road Shelbyville, TN 37160	Linda Dean Graves Brenda Jean Solomon 102 Raleigh Road Shelbyville, TN 37160	101-00-0-080.00 101-00-0-165.00

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that Linda Dean Graves and Brenda Jean Solomon, Trustee, of The Revocable Living Trust of Virginia S. Campbell, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer and convey, unto Linda Dean Graves and Brenda Jean Solomon, as tenants in common, their heirs, successors, and assigns, their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1 PROPERTY DESCRIPTION:

Property located in the 35th Councilmanic District of Davidson County, Tennessee. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 10-05-23, File Number 3-350, as follows:

Beginning at a set iron rod located on the south margin of River Road Pike and located approximately 1,514 feet west of the intersection of Gower Road and having a Tennessee State Plane Coordinate of N:656942.1165, E:1693921.6892 and being the northwest corner of James Gorrell (Book 11453, Page 637);
Thence leaving said margin and with the common lines of said Gorrell and Tract 2 of Book 5640, Page 714, SOUTH 23 DEGREES 21 MINUTES 17 SECONDS WEST a distance of 955.72 feet to an existing iron rod at a triple tree in an existing old fence and having a TSPC of N:656064.7030, E:1693542.8207;
Thence with said old fence row and with the north line of Horis Carlton (Book 11732, Page 401) NORTH 80 DEGREES 02 MINUTES 19 SECONDS WEST a distance of 161.96 feet;
Thence SOUTH 83 DEGREES 56 MINUTES 12 SECONDS WEST a distance of 187.55 feet to an existing iron rod in the root at the base of a tree;

Karen Johnson Davidson County
Batch # 1172151 DEEDWARR
08/20/2024 09:39:02 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240820-0063662

Thence with the common line of the remaining portion of Tract 1 of Eugene Campbell (Book 5640, Page 714) NORTH 31 DEGREES 17 MINUTES 15 SECONDS EAST a distance of 1089.23 feet to a set iron rod in the south margin of River Road Pike;
Thence with said margin SOUTH 68 DEGREES 50 MINUTES 38 SECONDS EAST a distance of 170.71 feet to a set iron rod which is the point of beginning, having an area of 240691.91 square feet, 5.53 acres

Being the same property described as Tract 2 in Book 5640, Page 714, Register's Office of Davidson County, Tennessee.

This is improved property known as 6908 River Road, Nashville, Tennessee 37209.

TRACT 2 PROPERTY DESCRIPTION :

Property located in the 35th Councilmanic District of Davidson County, Tennessee. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 10-05-23, File Number 3-350, as follows:

Beginning at a set iron rod located on the south margin of River Road Pike and located approximately 1,514 feet west of the intersection of Gower Road and having a Tennessee State Plane Coordinate of N:656942.1165, E:1693921.6892 and being the northwest corner of James Gorrell (Book 11453, Page 637);
Thence with the south margin of River Road Pike NORTH 68 DEGREES 50 MINUTES 38 SECONDS WEST a distance of 170.71 feet to a set iron rod which is the Point of Beginning of this description;
Thence leaving said margin and with the common lines of Tract 1 and Tract 2 of Book 5640, Page 714, SOUTH 31 DEGREES 17 MINUTES 15 SECONDS WEST a distance of 1089.23 feet to an existing iron rod in a root at the base of a tree in an existing fence row;
Thence with the common line of Thomas Langley (Instrument Number 20110405-0026343) NORTH 42 DEGREES 55 MINUTES 29 SECONDS WEST a distance of 270.78 feet to a set iron rod on the south edge of a gavel drive and having a TSPC of N:656271.1874, E:1693012.3896;
Thence with the common line of Chancery Court Order as of record in Instrument Number 20080730-0077872 NORTH 84 DEGREES 42 MINUTES 26 SECONDS EAST a distance of 226.75 feet to an existing steele rod;
Thence NORTH 05 DEGREES 17 MINUTES 34 SECONDS WEST a distance of 69.02 feet to an existing iron rod;
Thence NORTH 79 DEGREES 31 MINUTES 43 SECONDS WEST crossing a gravel access driveway a distance of 255.41 feet to a set iron rod on the northwest margin of said driveway;
Thence crossing said gravel drive again and with the common line of Thomas Langley (Instrument Number 20110405-0026343) NORTH 47 DEGREES 46 MINUTES 05 SECONDS EAST a distance of 939.09 feet to a set iron rod on the south margin of River Road Pike and having a TSPC of N:657038.4419, E:1693675.9792;
Thence with the margin of River Road Pike SOUTH 68 DEGREES 08 MINUTES 05 SECONDS EAST a distance of 93.20 feet to a set iron rod which is the point of beginning, having an area of 219750.52 square feet, 5.04 acres

Being a portion of the property described as Tract 1 in Book 5640, Page 714, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 6912 River Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Linda Dean Graves and Brenda Jean Solomon, as tenants in common, and to their heirs, successors and assigns, forever, in fee simple.

And the Trustees of The Revocable Living Trust of Virginia S. Campbell do covenant with Linda Dean Graves and Brenda Jean Solomon, as tenants in common, that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as follows:

1. 2024 Davidson County Real Property Taxes, a lien not currently due and payable.

2. All currently existing and recorded liens, easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEES that they have done nothing in their capacity as Trustees to impair the title as received by GRANTOR during the time of the administration of the Trust, and they will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 16th day of August, 2024.

The Revocable Living Trust of Virginia S. Campbell

Linda Dean Graves

Linda Dean Graves, Trustee

Brenda Jean Solomon

Brenda Jean Solomon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Linda Dean Graves, with whom I am personally acquainted, and who acknowledged that she is a Co- Trustee of The Revocable Living Trust of Virginia S. Campbell, and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trust for the purposes therein contained.

Witness my hand, this 16TH day of August, 2024.

Susan F. Clynes

Notary Public

My commission expires: 1/4/2027

SUSAN F. CLYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

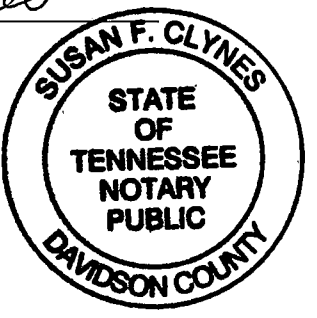
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Brenda Jean Solomon, with whom I am personally acquainted, and who acknowledged thats he is a Co-Trustee of The Revocable Living Trust of Virginia S. Campbell, and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trusts for the purposes therein contained.

Witness my hand, this 16th day of August, 2024.

Susan F. Clynes
Notary Public

My commission expires: 1/4/2027



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

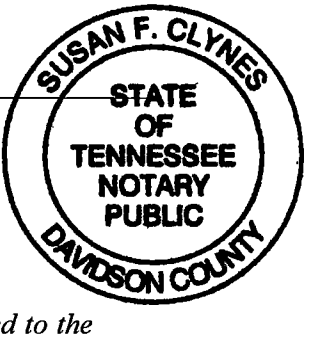
The actual consideration of value for this transfer is $-0-.

John J. Bea
Affiant

Subscribed and sworn to before me this 16th day of August, 2024.

Susan F. Clynes
Notary Public

My Commission Expires: 1/4/2027



The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.