WARRANTY DEED

MAIL RECORDED DEED TO:

JAIME QUTEISH
LATHROP GPM LLP
70 SOUTH FIRST STREET
SAN JOSE, CA 95113

OWNER (SEND TAX BILLS TO):

TREVOR NOBLE CAMPBELL, TRUSTEE
YUINA NUNOKAWA (ALSO KNOWN AS YUINA NUNOKAWA CAMPBELL), TRUSTEE
112 CENTRAL AVENUE
LOS GATOS, CA 95030

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TREVOR CAMPBELL and YUINA NUNOKAWA (who took title as and who is the same person as Yuina Campbell also known as Yuina Nunokawa Campbell), husband and wife (herein, "Grantor"), whose address is 112 Central Avenue, Los Gatos, CA 95030, hereby sells, transfers and conveys to TREVOR NOBLE CAMPBELL AND YUINA NUNOKAWA (ALSO KNOWN AS YUINA NUNOKAWA CAMPBELL), TRUSTEES, or any successors in trust, under the CAMPBELL FAMILY TRUST dated July 22, 2025 and any amendments thereto (herein, "Grantee"), whose address is 112 Central Avenue, Los Gatos, CA 95030, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2120 Belmont Boulevard, A6, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a) (1)(C)(vi) as it is a transfer to or from a revocable living trust in accordance with that section.

PIN NO: 104-16-0E-006.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

Karen Johnson Davidson County
Batch # 1310291 DEEDWARR
08/15/2025 08:15:58 AM 6 pgs
Fees: $32.00 Taxes: $0.00



20250815-0064988

WITNESS my hand and seal this 23 day of July, 2025.

GRANTOR:

Trevor Campbell

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
}
COUNTY OF San Mateo }

On July 23, 2025, before me, B. Emerson, Notary Public, personally appeared Trevor Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. EMERSON
Notary Public - California
San Mateo County
Commission # 2481471
My Comm. Expires Mar 9, 2028

Signature B. Emerson (Seal)
My Commission Expires: Mar 9, 2028

GRANTOR:

Yuina Nunokawa

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STATE OF CALIFORNIA }
}
COUNTY OF San Mateo }

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Notary Public, personally appeared Yuina Nunokawa, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

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San Mateo County
Commission # 2481471
My Comm. Expires Mar 9, 2028

Signature B. Emerson (Seal)
My Commission Expires: Mar 9, 2028

Grantee:

Campbell Family Trust dated July 22, 2025

Yuina Nunokawa, Trustee

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STATE OF CALIFORNIA }
}
COUNTY OF San Mateo }

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WITNESS my hand and official seal.

Signature B. Emerson (Seal)
My Commission Expires: Mar 9 2028

B. EMERSON
Notary Public - California
San Mateo County
Commission # 2481471
My Comm. Expires Mar 9, 2028

OATH OF CONSIDERATION

STATE OF California
COUNTY OF San Mateo

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Grantee:

Campbell Family Trust dated July 22, 2025

Trevor Noble Campbell, Trustee

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STATE OF CALIFORNIA }
}
COUNTY OF San Mateo }

On July 23, 2025, before me, B. Emerson, Notary Public, personally appeared Trevor Noble Campbell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Emerson (Seal)
My Commission Expires: Mar 9, 2028

B. EMERSON
Notary Public - California
San Mateo County
Commission # 2481471
My Comm. Expires Mar 9, 2028

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBE AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. A6 of Albemarle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Albemarle Condominiums of record in Instrument Number 20060309-0027782, and as amended in Instrument No. 20070131-0012862, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20151023-0108050 on October 23, 2015.

PIN NO: 104-16-0E-006.00

STREET ADDRESS: 2120 Belmont Boulevard, A6, Nashville, TN 37212

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.