Karen Johnson Davidson County
Batch# 1370765 DEEDQC
01/16/2026 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260116-0003941

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Campbelle Family Legacy Trust **1504 Arthur Ave** **Nashville, TN 37208**	**082-09-0-027.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PERRI E. DUGARD OWENS** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim and convey unto the **CAMPBELLE FAMILY LEGACY TRUST U/T/A DATED JANUARY 9, 2026** ("Grantee"), its successors, and assigns, all of Grantors' right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Map of the North Nashville Real Estate Company's Plan of Lots, of record in Book 21, page 105, Register's Office for said County.
>
> Said Lot No. 27 fronts 50 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between lines, 174 feet 11 inches on the southerly line, and 175.6 feet on the northerly line to an alley, on which it measures 50 feet.
>
> Being the same property conveyed to PERRI E. DUGARD OWENS, by deed from PERRI E. DUGARD, of record in Instrument No. 20070517-0058964 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1318 7th Avenue North, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 9th day of January, 2026.

GRANTOR:

PERRI E. DUGARD OWENS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **PERRI E. DUGARD OWENS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of January, 2026.

Notary Public

My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 9th day of January, 2026.

NOTARY PUBLIC
My Commission Expires: November 8, 2027

TRAVIS L. STRICKLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 January 9, 2026 (date of document).

Affiant Signature

1/15/26
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of January, 2026.

Notary's Signature

My Commission Expires: 9/7/26

JENNIFER TRAPP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY