Karen Johnson
Batch # 1373053
01/23/2026 12:04:14 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260123-0005934

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
CABOT J. CAMERON and ANGELIA G. CAMERON, CO-TRUSTEES 1204 Calvin Ave. Nashville, TN 37206	SAME	08305031500 10100011500 10200004900

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, CABOT J. CAMERON and ANGELIA G. CAMERON, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto CABOT J. CAMERON and ANGELIA G. CAMERON, CO-TRUSTEES OF THE CAMERON TENNESSEE COMMUNITY PROPERTY REVOCABLE TRUST dated January 22, 2026, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 22 day of January, 2026.

CABOT J. CAMERON

ANGELIA G. CAMERON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared CABOT J. CAMERON and ANGELIA G. CAMERON, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of January, 2026.

NOTARY PUBLIC

My Commission Expires:
5/8/29

RHONDA FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2029

EXHIBIT A

Parcel 1 – 083 05 0 315.00

Being Lot No. 42 on the Plan of F.O. Beasley's Subdivision of Block "C", Douglass Place, of record in Book 2, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cabot J. Cameron and Angelia G. Cameron by Deed of record in Book 10098 page 790, R.O.D.C.

This improved property is known as 1204 Calvin Ave., Nashville, TN 37206.

Parcel 2 – 101 00 0 115.00 and 102 00 0 049.00

BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF RIVER ROAD, THE NORTHEAST CORNER OF THE NELLIE SMITH FREELS AND PAUL E. SMITH PROPERTY, AS RECORDED IN BOOK 7212, PAGE 625, REGISTER'S OFFICE FOR DAVIDSON COUNTY; TENNESSEE;

(1) THENCE, WITH SAID MARGIN OF RIVER ROAD, SOUTH 87°51'10" EAST, 220.87 FEET TO AN IRON PIN;
(2) THENCE, CONTINUING WITH SAID MARGIN AND A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 06°19'11", A RADIUS OF 1729.75 FEET, A TANGENT OF 95.49 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 88°59'15" EAST, 190.69 FEET) A DISTANCE OF 190.79 FEET TO AN IRON PIN;
(3) THENCE, CONTINUING WITH SAID MARGIN, NORTH 85°49'40" EAST, 31.22 FEET TO AN IRON PIN;
(4) THENCE, LEAVING SAID MARGIN, SOUTH 12°38'41" WEST, 208.57 FEET TO AN IRON PIN;
(5) THENCE, SOUTH 86°32'44" EAST, 237.50 FEET TO AN IRON PIN;
(6) THENCE, SOUTH 16°52'33" WEST, 478.08 FEET TO AN IRON PIN;
(7) THENCE, SOUTH 86°32'44" EAST, 290.00 FEET TO AN IRON PIN;
(8) THENCE, SOUTH 18°00'35" WEST, 512.83 FEET TO AN IRON PIN;
(9) THENCE, SOUTH 17°04'16" WEST, 750.64 FEET TO AN IRON PIN;
(10) THENCE, SOUTH 89°47'13" WEST, 294.95 FEET TO AN IRON PIN;
(11) THENCE, NORTH 85°25'21" WEST, 207.96 FEET TO AN IRON PIN;
(12) THENCE, NORTH 88°52'37" WEST, 170.08 FEET TO AN IRON PIN;
(13) THENCE, NORTH 01°27'56" WEST, 851.24 FEET TO AN IRON PIN;
(14) THENCE, NORTH 88°15'04" EAST, 211.72 FEET TO AN IRON PIN;
(15) THENCE, NORTH 02°13'03" WEST, 516.07 FEET TO AN IRON PIN;
(16) THENCE, NORTH 88°00'00" EAST, 110.00 FEET TO AN IRON PIN;
(17) THENCE, NORTH 01°30'00" WEST, 505.09 FEET TO THE POINT OF BEGINNING, CONTAINING 1,345,563.835 SQUARE FEET OR 31.097 ACRES.

INCLUDED BUT EXPRESSLY EXCLUDED IS A CEMETERY WITH AN AREA OF 2614.536 SQUARE FEET OR 0.060 ACRES, MAKING A REMAINING AREA OF 1,351,949.299 SQUARE FEET OR 31.037 ACRES.

According to a survey dated December 6, 1999, by Volunteer Surveying, by David P. Brackman, RLS # 1684.

Being the same property conveyed to Cabot J. Cameron and Angelia G. Cameron by Deed of record in Instrument No. 200002010010266, R.O.D.C.

This improved property is known as 5811 River Road, Nashville, TN 37209.