NEW OWNER:
DAVID CAMPBELL
4505 HARDING PIKE, UNIT 128
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 25-1697

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch # 1376542 DEEDQC
02/05/2026 09:08:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260205-0008174

Map & Parcel No.: 116030B12800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DAVID CAMPBELL, SUCCESSOR TRUSTEE OF THE LEONA CAMPBELL LIVING TRUST DATED DECEMBER 12, 2023, AND ANY AMENDMENTS THERETO**, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **DAVID CAMPBELL, unmarried**, his heirs, successors and assigns, forever, all of my right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, and being bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as a Condominium Apartment in Davidson County, Tennessee, being Unit No. 128 of Royal Oaks Apartments, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made for a more particular description of said property, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Leona Campbell, Trustee of the Leona Campbell Living Trust dated December 12, 2023 and any amendments thereto, by Quitclaim Deed from Leona Campbell, an unmarried individual, dated December 12, 2023, and of record in Instrument No. 20240110-0002078, in the Register's Office for Davidson County, Tennessee. Leona Campbell is now deceased, and pursuant to the Leona Campbell Living Trust dated December 12, 2023 and any amendments thereto, David Campbell is her Successor Trustee.

This is **IMPROVED** property known as: **4505 HARDING PIKE, UNIT 128, NASHVILLE, TENNESSEE 37205.**

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 29th day of January, 2026.

THE LEONA CAMPBELL LIVING TRUST DATED DECEMBER 12, 2023, AND ANY AMENDMENTS THERETO

David Campbell, Trustee

BY: DAVID CAMPBELL
ITS: SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID CAMPBELL**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Successor Trustee** of **THE LEONA CAMPBELL LIVING TRUST DATED DECEMBER 12, 2023, AND ANY AMENDMENTS THERETO**, the within-named bargainor, and as such Successor Trustee, being given the authority to so do, executed the within instrument on behalf of the trust by signing his name as such Successor Trustee.

WITNESS my hand and official seal at office this 29th day of January, 2026.

MATTHEW H. RYAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

My commission expires: _____

****

I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -**.

Lauren Tomlin
AFFIANT

Sworn to and subscribed to before me this the 29th day of January, 2026.

Rachel Burgess
NOTARY PUBLIC

My commission expires: _____

RACHEL BURGESS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 26, 2029