WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1407685
04/17/2026 11:44:55 AM
Fees: $13.00 Taxes: $6,290.00
Davidson County
DEEDWARR
2 pgs
20260417-0031664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Scott Campbell and Starasha Campbell Living Trust dated February 5, 2020	Regions Bank d/b/a Regions Mortgage	
(NAME)	(NAME)	
6700 Gower Road	2050 Parkway Office Circle	101 11 0A 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RIVER ROAD PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE SCOTT AND STARASHA CAMPBELL LIVING TRUST DATED FEBRUARY 5, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240717-0053762, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT RIVER ROAD AND GOWER, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20240717-0053762, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to River Road Partners GP, a Tennessee General Partnership, by Warranty Deed from Greg Hardeman, Trustee of the River Road Trust U/A/D March 1, 2022, of record in Instrument No. 20231030-0084638, in the Register's Office of Davidson County, Tennessee, dated October 26, 2023 and recorded on October 30, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6700 Gower Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 16th day of April, 2026

RIVER ROAD PARTNERS GP, A TENNESSEE GENERAL PARTNERSHIP

Vickie L. Dillingham

BY: VICKIE L. DILLINGHAM, TRUSTEE OF THE RIVER ROAD D TRUST U/A/D OCTOBER 26,2023, GENERAL PARTNER

Greg Hardeman Trustee

BY: GREG HARDEMAN, TRUSTEE OF THE RIVER ROAD M TRUST U/A/D OCTOBER 26,2023, GENERAL PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Vickie L. Dillingham, as Trustee of the River Road D Trust U/A/D October 26, 2023 and Greg Hardeman, as Trustee of the River Road M Trust U/A/D October 26, 2023 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as General Partners of River Road Partners GP, a Tennessee General Partnership the within named bargainor, a General partnership and that they each are such general partners, executed the foregoing instrument for the purpose therein contained by personally signing the name of the General partnership as General Partners.

Witness my hand and official seal this 16th day of April, 2026.

Commission expires:

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Michelle Osborne
Notary Public

MO2026-306