QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1411802 DEEDQC
04/27/2026 01:09:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260427-0036396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Sharpe Notary Public State of Tennessee Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caroline Campos and Anthony Campos	**SAME**	
(NAME) **4280 Bernard Road**	(NAME)	**P/O 029 00 0 002.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **GREGORY AND MELINDA MARTIN TRUST, GREGORY J. MARTIN AND MELINDA Z. MARTIN, TRUSTEES** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CAROLINE CAMPOS AND ANTHONY CAMPOS, WIFE AND HUSBAND** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LYING AND BEING SITUATED IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE; LOCATED ON THE NORTH SIDE OF BERNARD ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET IN THE CENTERLINE OF BERNARD ROAD, SAID POINT BEING LOCATED N 69°05'50" W A DISTANCE OF 2913.32 FEET FROM THE CENTERLINE INTERSECTION OF BERNARD ROAD AND KNIPFER ROAD; THENCE WITH SAID CENTERLINE, AS FOLLOWS: N 65°45'47" W A DISTANCE OF 38.13 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 210.82 FEET, WITH A RADIUS OF 1200.29 FEET, WITH A CHORD BEARING OF N 70°47'41" W , WITH A CHORD LENGTH OF 210.55 FEET; THENCE N 75°49'36" W A DISTANCE OF 105.03 FEET TO A COTTON SPINDLE SET; THENCE LEAVING SAID CENTERLINE WITH THE ANDREWS PROPERTY, RECORDED IN DEED BOOK 9268, PAGE 697 AND THE DEASON PROPERTY, RECORDED IN DEED BOOK 20240917-0071973 N 03°08'46" W PASSING A 10" BEECH TREE (STUMP) ON THE NORTH SIDE OF A DITCH IN ALL A DISTANCE OF 506.98 FEET TO A 3/8" ROD FOUND; THENCE WITH THE KING PROPERTY, RECORDED IN DEED BOOK 20220318-0031836, AS FOLLOWS: N 70°01'25" E A DISTANCE OF 152.32 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE N 69°54'42" E A DISTANCE OF 299.49 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE N 69°57'33" E A DISTANCE OF 275.98 FEET TO A 1/2" IRON PIN SET ON THE SOUTH BANK OF BUCK CREEK, EAST CREEK AND THE WEST SIDE OF A DRAIN; THENCE N 31°27'03" E A DISTANCE OF 33.10 FEET TO A POINT IN THE CENTERLINE OF SAID DRAIN WITH SAID CREEK; THENCE WITH THE CENTERLINE OF SAID CREEK, AND THE KING PROPERTY, RECORDED IN DEED BOOK 20220318-0031835, AS FOLLOWS: N 80°18'54" E A DISTANCE OF 76.14 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.24 FEET, WITH A RADIUS OF 74.91 FEET, WITH A CHORD BEARING OF S 69°45'58" E , WITH A CHORD LENGTH OF 74.73 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 36.20 FEET, WITH A RADIUS OF 311.01 FEET, WITH A CHORD BEARING OF S 36°30'47" E , WITH A CHORD LENGTH OF 36.18 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8.63 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF S 24°56'07" E , WITH A CHORD LENGTH OF 8.60 FEET; THENCE S 16°41'30" E A DISTANCE OF 16.00 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 32.09 FEET, WITH A RADIUS OF 58.55 FEET, WITH A CHORD BEARING OF S 29°14'38" E , WITH

A CHORD LENGTH OF 31.69 FEET; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 52.68 FEET, WITH A RADIUS OF 144.24 FEET, WITH A CHORD BEARING OF S 55°24'18" E , WITH A CHORD LENGTH OF 52.38; THENCE S 65°52'02" E A DISTANCE OF 75.58 FEET TO A POINT, SAID POINT BEING LOCATED S 07°06'38" W A DISTANCE OF 20.40 FEET FROM A FOUND 1" ROD IN THE WEST LINE OF THE WAYMAN PROPERTY, RECORDED IN DEED BOOK 20161229-0137094; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: S 50°59'31" W A DISTANCE OF 720.99 FEET TO A 1/2" IRON PIN SET; THENCE S 15°33'18" W A DISTANCE OF 298.13 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 10.26 ACRES, MORE OR LESS.

ALSO A 25' ACCESS EASEMENT FOR THE BENEFIT OF TRACT 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BERNARD ROAD, SAID POINT BEING LOCATED N 83°20'10" W A DISTANCE OF 2250.81 FEET FROM THE CENTERLINE INTERSECTION OF BERNARD ROAD AND KNIPFER ROAD, ALSO BEING THE SOUTHEAST CORNER OF THE PARENT TRACT; THENCE WITH SAID CENTERLINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 16.82 FEET, WITH A RADIUS OF 88.73 FEET, WITH A CHORD BEARING OF N 74°33'03" W , WITH A CHORD LENGTH OF 16.79',; THENCE N 00°07'40" W A DISTANCE OF 182.33 FEET TO THE TRUE POINT OF BEGINNING OF THE EASEMENT; THENCE LEAVING SAID CENTERLINE WITH THE CENTERLINE OF THIS 25 FOOT ACCESS EASEMENT, AS FOLLOWS: N 08°57'43" E A DISTANCE OF 144.05 FEET; THENCE N 08°23'05" E A DISTANCE OF 31.80 FEET; THENCE N 04°59'48" E A DISTANCE OF 125.79 FEET; THENCE N 14°52'39" E A DISTANCE OF 58.98 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.07 FEET, WITH A RADIUS OF 30.00 FEET, WITH A CHORD BEARING OF N 28°09'42" W , WITH A CHORD LENGTH OF 40.95 FEET; THENCE N 71°12'03" W A DISTANCE OF 22.77 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 125.13 FEET, WITH A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF N 35°21'08" W , WITH A CHORD LENGTH OF 117.13; THENCE N 00°29'46" E A DISTANCE OF 86.84 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.01 FEET, WITH A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N 24°08'47" W , WITH A CHORD LENGTH OF 41.70 FEET; THENCE N 48°47'21" W A DISTANCE OF 106.19 FEET; THENCE N 52°26'20" W A DISTANCE OF 145.99 FEET; THENCE N 59°08'26" W A DISTANCE OF 149.63 FEET TO A POINT IN THE WEST LINE OF ABOVE TRACT, SAID POINT AS BEING THE END OF SAID EASEMENT AND BEING LOCATED S 15°33'18" E A DISTANCE OF 23.87 FEET FROM A 1/2" IRON PIN SET.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREGORY AND MELINDA MARTIN TRUST, GREGORY J. MARTIN AND MELINDA Z. MARTIN, TRUSTEES, DATED DECEMBER 5, 2025, BY WARRANTY DEED FROM JONATHAN BASHAM, A MARRIED MAN, OF RECORD IN INSTRUMENT NO. 20251205-0096880, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND RECORDED ON DECEMBER 5, 2025.

This is Property commonly known as: 4280 Bernard Road Tract 2, Joelton, Tennessee 37080

***SEE, ALSO, SURVEY DRAWING ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE AS TO TRACT 2 AND THE SAID EASEMENT.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Page to Follow]

Witness my hand this the April day of 23rd, 2026.

GREGORY AND MELINDA MARTIN TRUST

BY: _____
GREGORY J. MARTIN, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Gregory J. Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Trustee of the Gregory and Melinda Martin Trust, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 23rd day of April, 2026.

_____
Notary Public
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Witness my hand this the April day of 23rd, 2026.

GREGORY AND MELINDA MARTIN TRUST

BY: _____
MELINDA Z. MARTIN, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

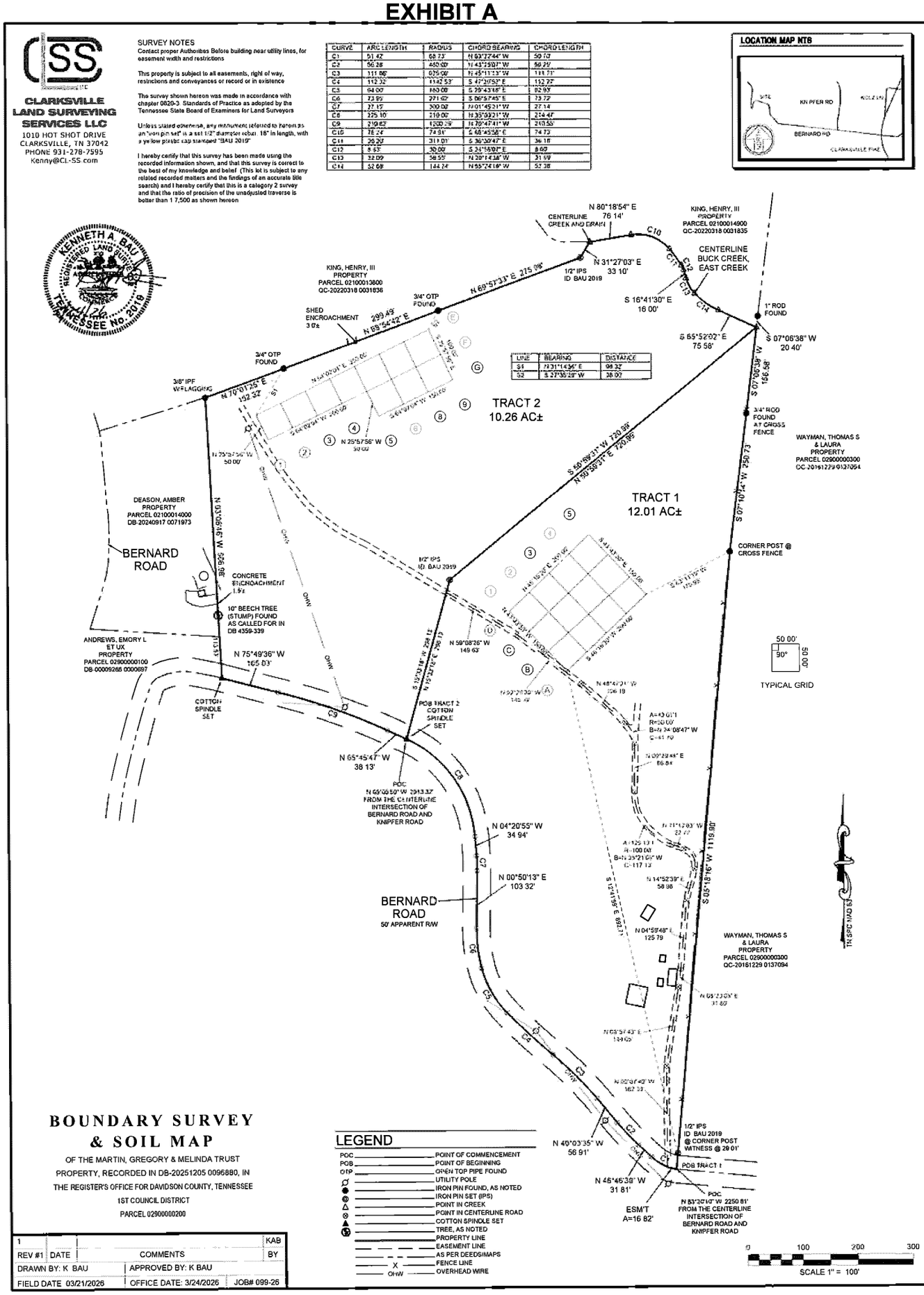
Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Melinda Z. Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Trustee of the Gregory and Melinda Martin Trust, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand this 23rd day of April, 2026.

_____
Notary Public
My commission expires: May 8 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

EXHIBIT A



BOUNDARY SURVEY & SOIL MAP

OF THE MARTIN, GREGORY & MELINDA TRUST PROPERTY, RECORDED IN DB-20251205 0096880, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

1ST COUNCIL DISTRICT

PARCEL 02900000200

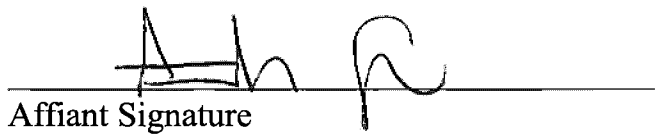
REV #1	DATE	COMMENTS	BY
1			KAB
DRAWN BY: K BAU		APPROVED BY: K BAU	
FIELD DATE 03/21/2026		OFFICE DATE: 3/24/2026	JOB# 099-26

202604270036396

Certificate of Authenticity

I, Andrew Suzave, 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 April 23, 2026.

Date



Affiant Signature

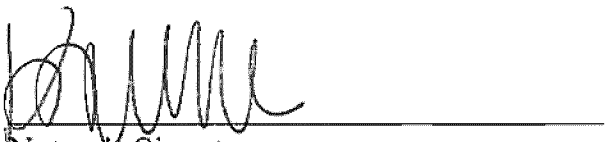
April 27, 2026

Date

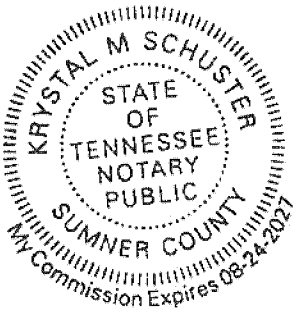
State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of April, 2026.



Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)