Karen Johnson Davidson County
Batch# 1415376 DEEDWARR
05/04/2026 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260504-0039709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. BC-26-376

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alec Campisano and Irene Beer	New Owner	
(NAME)	(NAME)	091-06-0-369.00
5602A Kentucky Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **THOMAS MADISON STAMPS AND RACHEL BODSFORD STAMPS, CO-TRUSTEES OF THE STAMPS FAMILY REVOCABLE TRUST DATED JULY 29, 2024**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEC CAMPISANO, AN UNMARRIED MAN, AND IRENE BEER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 1505 of Block 200, Map Showing Extension of Plan No. 1, West Nashville to The Morrow Road, as Shown on Plat of record in Plat Book 57, Page 173, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas Stamps, Unmarried by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150112-0002995 Register's Office for Davidson County, Tennessee, dated January 9, 2015 and recorded on January 12, 2015.

Being the same property conveyed to Thomas Madison Stamps and Rachel Bodsford Stamps, husband and wife, as tenants by the entirety by Quitclaim Deed from Thomas Stamps of record in Instrument No. 20240813-0060987 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on August 13, 2024.

Being the same property conveyed to Thomas Madison Stamps and Rachel Bodsford Stamps, Co-Trustees of the Stamps Family Revocable Trust dated July 29, 2024 by Quitclaim Deed from Thomas Madison Stamps and Rachel Bodsford Stamps, husband and wife, as tenants by the entirety of record in Instrument No. 20240813-0060988 Register's Office for Davidson County, Tennessee, dated July 29, 2024 and recorded on August 13, 2024.

This is property more commonly known as 5602A Kentucky Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 1st day of May, 2026.

The Stamps Family Revocable Trust dated July 29, 2024

By: _____
Thomas Madison Stamps, Co-Trustee

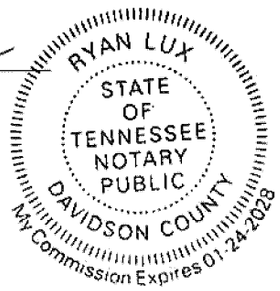
By: Rachel Stamps
Rachel Bodsford Stamps, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Thomas Madison Stamps and Rachel Bodsford Stamps, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Stamps Family Revocable Trust dated July 29, 2024, the within named bargainor, and that he/she as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustees.

Witness my hand, at office, this 1st day of May, 2026.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **May 1, 2026**.

Date

Alli P

Affiant Signature

5/4/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County