Karen Johnson Davidson County
Batch# 1425114 DEEDQC
05/26/2026 01:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260526-0047646

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (SET)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Lucie W. Cammack 2009 Castleman Drive Nashville, Tennessee 37215	Same As New Owner	Tax Parcel Id. No. 131 01 0 081.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BEAR 1958, LLC, a Tennessee limited liability company ("Grantor") hereby quitclaims and conveys to LUCIE W. CAMMACK, an individual and her heirs, successors and assigns ("Grantee"), all of Grantor's right, title and interest in and to all improvements, structures and fixtures now constructed and completed or under construction on that certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (together with such real property and all rights and appurtenances pertaining thereto, collectively, the "Property").

This is improved property known as 3300 Trimble Road, Nashville, Davidson County, Tennessee.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Dated as of this 21st day of May, 2026.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date set forth above.

GRANTOR:

BEAR 1958, LLC,
a Tennessee limited liability company

By: Lucie W. Cammack
Name: Lucie W. Cammack
Title: Owner

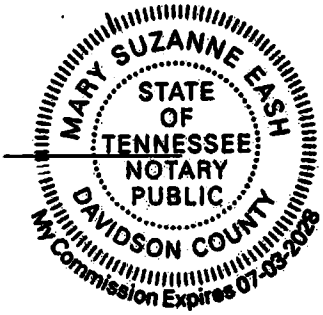
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, having authority within the State and County aforesaid, Lucie W. Cammack, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Owner of BEAR 1958, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Owner of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as the Owner of said company.

WITNESS my hand, at office, this 21st day of May, 2026.

Mary Suzanne Eash
Notary Public

My Commission Expires: 

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 31st day of May, 2026.

Notary Public

My Commission Expires:

MARY SUZANNE EASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 45, Plan of BN Stammer Subdivision as shown on plat of record in Plat Book 1424, Page 23, and amended in Instrument No. 20020523-0062990, 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 Bear 1958, LLC, a Tennessee limited liability company, by Special Warranty Deed from Equitable Trust Company, as Trustee of the 2015 Lucie Wallace Cammack Non-Exempt Trust, its successors and assigns, recorded on August 15, 2024, as Instrument No. 20240815-0062532, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 21, 2026 (date of document).

Affiant Signature

05/26/2026

Date

State of Tennessee

County of Davidson

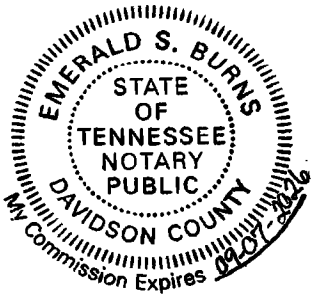
Sworn to and subscribed before me this 26 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202605260047646