Warranty Deed

Karen Johnson Davidson County Batch# 1429918 DEEDWARR 06/09/2026 01:40:30 PM 3 pgs Fees: $18.00 Taxes: $2,830.50 20260609-0052147	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Affiant Subscribed and sworn to before me, this the 4th day of June, 2026. Notary Public My commission expires:

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Tyler Snider Natali Arms Snider William R. Arms, Jr.	New Owner	091-07-0-477.00
5405A Louisiana Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT CAMPBELL AND STARASHA CAMPBELL, TRUSTEES OF THE SCOTT AND STARASHA CAMPBELL LIVING TRUST DATED FEBRUARY 5, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW TYLER SNIDER AND NATALI ARMS SNIDER, HUSBAND AND WIFE, AND WILLIAM R. ARMS, JR., A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1310, Block No. 21 on the Plan of No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stararsha Petoria Campbell and Scott Robert Campbell, wife and husband by Warranty Deed from David Brent Morris and Marissa Lynne Watson, Husband and Wife of record in Instrument No. 20190304-0019090 Register's Office for Davidson County, Tennessee, dated March 01, 2019 and recorded on March 04, 2019.

Being the same property conveyed to Scott Campbell and Starasha Campbell, Trustees of the Scott and Starasha Campbell Living Trust dated February 5, 2020 by Quitclaim Deed from Starasha Petoria Campbell and Scott Robert Campbell, wife and husband of record in Instrument No. 20200218-0018086 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 18, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5405A Louisiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2026.

The Scott and Starasha Campbell Living Trust dated February 5, 2020

By:_____
Scott Campbell, Trustee

By:_____
Starasha Campbell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Scott Campbell, Trustee and Starasha Campbell, Trustee, 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 Trustees of The Scott and Starasha Campbell Living Trust dated February 5, 2020, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 4th day of June, 2026.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

My Commission Expires: 1·22·29

Certificate of Authenticity

I, Linzie Hahn, 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 6/4/26.

Date

L Hahn

Affiant Signature

6/4/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 4th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028