Karen Johnson Davidson County
Batch# 1451495 DEEDQC
07/24/2026 11:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260724-0067650

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Jeffrey S. Camp, Co-Trustee Kristen M. Camp, Co-Trustee Jeff and Kristen Camp Trust 1104 Caldwell Avenue Nashville, TN 37204	same	105 09 0 215.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jeffrey S. Camp and Kristen M. Camp (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Jeffrey S. Camp and Kristen M. Camp, Co-Trustees, and their successors in trust, of the Jeff and Kristen Camp Trust dated March 12, 2025, a Tennessee community property trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Northerly margin of Caldwell Avenue and extends back between parallel lines a distance of 159 feet to a 15 foot alley.

Being the same property conveyed to Jeffery S. Camp and Kristen M. Camp, husband and wife, from Kirsten Michaelson, a married woman, by Warranty Deed dated January 29, 2021, of record at Instrument No. 20210211-0019803, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1104 Caldwell Avenue, Nashville, Tennessee 37204.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Jeff and Kristen Camp Trust dated March 12, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Jeffery S. Camp and Kristen M. Camp, husband and wife, pursuant to T.C.A. §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 12th day of March, 2025.

Jeffrey S. Camp, Grantor

Kristen M. Camp, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jeffrey S. Camp, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of March, 2025.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Kristen M. Camp, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12th day of March, 2025.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Jeffrey S. Camp, Affiant

Subscribed and sworn to before me this 12th day of March, 2025.

Andrea J Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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 March 12, 2025.

Andrea Sinclair
Andrea J. Sinclair

July 24, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24th day of July, 2026.

Notary Public

My Commission Expires: 5/8/2029

