This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1467744 DEEDQC
09/03/2026 10:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260903-0081729

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
James A. Campbell and Juana S. Campbell 8154 Hwy 70 South Nashville, TN 37221	Same	142 05 0C 030.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, James A. Campbell ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto James A. Campbell and Juana S. Campbell, as tenants by the entirety, their heirs, successors, and assigns. The real estate is described as follows:

> LAND in Davidson County, Tennessee, being Unit No. U-407, together with the carport designated No. U-407-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18, and 19, amended in Book 4860 Pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to James A. Campbell from Diana F. Bell, only heir of law of Alice Overton Figuers, deceased, by Warranty Deed of record in Instrument No. 20160310-0022922 dated March 8, 2016, and recorded March 10, 2016, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated § 35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

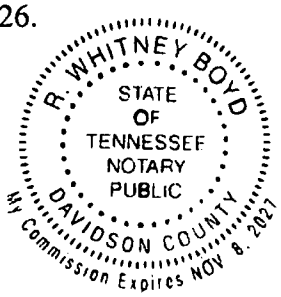
The consideration for this conveyance, per T.C.A. § 67-4-409, is $-0-.

Subscribed and sworn to before me this the 31st day of August, 2026.

Affiant Ambar Campbell

Notary Public

My Commission Expires: 11/8/2027



This is improved property known as 1033 Todd Preis Drive, Nashville, TN 37221.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 31st day of August, 2026.

James A. Campbell, Grantor

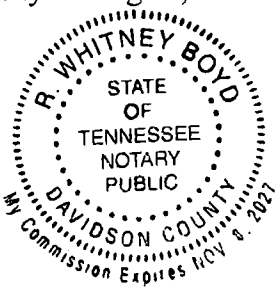
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Campbell, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 31st day of August, 2026.

Notary Public

My Commission Expires: 11/8/2027



Certificate of Authenticity

I, R. Whitney Boyd, 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 August 31, 2026.

Date: 08/31/2026

R. Whitney Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 31, 2026.

J.D. PAYNE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public: J.D. Payne

My Commission Expires: 03/05/2030