RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1476553 DEEDWARR
09/23/2026 09:30:24 AM 2 pgs
Fees: $13.00 Taxes: $8,506.30

20260923-0088117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Campbell and Katherine Campbell	New Owner	
(NAME)	(NAME)	115-01-0B-001.00-CO
1004 Rodney Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **1004 RODNEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD CAMPBELL AND KATHERINE CAMPBELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 Unit A of Homes at 1004 and 1006 Rodney, A Horizontal Property Regime With Private Elements, established pursuant to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20250516-0038788, in the Register's Office for Davidson County, Tennessee, to which Exhibit "B" of the Declaration reference is hereby made for a more complete description of the property.
Being a portion of the same property conveyed to Sarah O. Rummage and husband, John B. Rummage by Warranty Deed from Covenant Presbyterian Church of Nashville of record in Book 10358, Page 738, Register's Office for Davidson County, Tennessee, dated February 24, 1997 and recorded on February 25, 1997.

Being a portion of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company by Warranty Deed from Sarah O. Rummage and husband, John B. Rummage of record in Instrument No. 20250515-0038204, Register's Office for Davidson County, Tennessee, dated May 13, 2025 and recorded on May 15, 2025.

Being a portion of the same property conveyed to 1004 Rodney LLC, a Tennessee limited liability company by Warranty Deed from Elliott Development, LLC, a Tennessee limited liability company of record in Book Instrument No. 20250516-0038787, Register's Office for Davidson County, Tennessee, dated May 13, 2025 and recorded on May 16, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1004 Rodney Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 18th day of September, 2026

1004 RODNEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
KEVIN MONTGOMERY, MEMBER MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Kevin D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member Manager of 1004 RODNEY, LLC the within named bargainor, a limited liability company and that he as such Member Manager executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member Manager.

Witness my hand and official seal this 18th day of September, 2026.

Commission expires: 7-14-2027

_____
Notary Public

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY