THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1330348 DEEDWARR
10/06/2025 07:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251006-0079241

Address New Owner:
Isaac Peter Thomsen and Kelly Fair Thomsen, Trustees,
or their successors in interest, and Isaac Peter Thomsen and Kelly Fair Thomsen,
Tennessee Qualified Trustees, or their successors in interest, of the
Thomsen Community Property dated October 3, 2025
216 Carden Avenue
Nashville, TN 37205

Send Tax Bills To:
Isaac Peter Thomsen and Kelly Fair Thomsen, Trustees,
or their successors in interest, and Isaac Peter Thomsen and Kelly Fair Thomsen,
Tennessee Qualified Trustees, or their successors in interest, of the
Thomsen Community Property dated October 3, 2025
216 Carden Avenue
Nashville, TN 37205

Tax Parcel ID No.: 104-13-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Isaac Thomsen and Kelly Fair Thomsen, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Isaac Peter Thomsen and Kelly Fair Thomsen, Trustees, or their successors in interest, and Isaac Peter Thomsen and Kelly Fair Thomsen, Tennessee Qualified Trustees, or their successors in interest, of the Thomsen Community Property dated October 3, 2025 hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County. Tennessee, being the northerly 55 feet of Lot No. 36 on the Map of Bransford Realty Company's Subdivision of Lot Nos. 8, 10, 11, 12 and part of 9 in Block "E" and Lot Nos. 6, 7, 9, 10. 11, 12, 13, 14, 15, 16, 17, 18. 19, and part of 8 in Block "F' and Lot Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, in Block "G" in Whitland Realty Company's Subdivision, of record in Plat Book 547, Page 51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 36 fronts 55 feet on the northerly side of Carden Avenue and runs back between parallel lines 210 fed to dad line.

Being the same property conveyed to William T. Levy and Brooklyn R. Levy, husband and wife by Warranty deed from Dewitt C. Dawkins and Lauren J. Dawkins, husband and wife of record in Instrument No. 20190930-0099464 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Map of record in Plat Book 547, Page 53, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 981, Page 346, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This being the same property conveyed to Isaac Thomsen and Kelly Fair Thomsen, husband and wife, by Warranty Deed from William T. Levy and Brooklyn R. Levy, husband and wife, of record in Record Book 20210604, Pages 0075531-0075532, dated May 28, 2021 and recorded on June 4, 2021 in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 216 Carden Avenue, Nashville, TN 37205.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 3rd day of October, 2025.

GRANTORS:

Isaac Thomsen

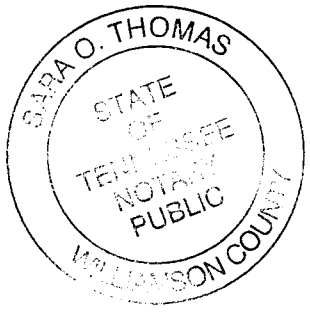
Kelly Fair Thomsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Isaac Thomsen and Kelly Fair Thomsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 3rd day of October, 2025.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026



OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, Attorney at Law, 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 October 3, 2025.

Sara O. Thomas
Attorney at Law

October 3, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Sara O. Thomas, Attorney at Law, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 3rd day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 12/13/25

LINDSEY NAEYAERT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY