Karen Johnson Davidson County
Batch# 1355883 DEEDWARR
12/09/2025 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $958.30
20251209-0098011

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $259,000.00. Affiant Subscribed and sworn to before me, this the 24th day of November, 2025. Notary Public My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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:
Harding Academy Property Holdings LLC	New Owner(s)	130-01-0A-031.00-CO
170 Windsor Drive		
Nashville, TN 37205		

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, **DAVID B. THOMAS, SR., A MARRIED PERSON*, AND EVALYN T. GANDER, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARDING ACADEMY PROPERTY HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Unit D-7, Belle Meade Terrace Condominiums, as of record in Plat Book 5200, Page 325, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Being the same property conveyed to Evalyn C. Thomas, unmarried by Warranty Deed from James C. Broome and wife, Sherry C. Broome of record in Book 7674, Page 577, Register's Office for Davidson County, Tennessee, dated October 04, 1988 and recorded on October 11, 1988.

Being the same property conveyed to Marion F. Thomas, Jr., and Judith B. Thomas by Warranty Deed from Evalyn C. Thomas n/k/a Evalyn C. Gander, married of record in Instrument No. 20100223-0013770 Register's Office for Davidson County, Tennessee, dated February 22, 2010 and recorded on February 23, 2010 and Scrivener's Affidavit recorded in Instrument No. 20101011-0081208.

Said Marion F. Thomas having deceased on or about July 5, 2015.

Said Judith B. Thomas having deceased on or about March 10, 2025. Last Will and First Codicil of record in Docket No. 25P-851 in the Clerk and Master's Office for Davidson County, Tennessee, devising her interest to David B. Thomas, Sr. and Evalyn T. Gander.

Being the same property conveyed to David B. Thomas, Sr. and Evalyn T. Gander by Executors Deed Deed from David B. Thomas, Sr. and Evalyn T. Gander, Co-Personal Representatives for Estate of Judith B. Thomas of record in Instrument No. 20250609-0045147 Register's Office for Davidson County, Tennessee, dated May 20, 2025 and recorded on June 09, 2025.

*Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 116 Harding Place Unit D7, Nashville, TN 37205, 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 24th day of November, 2025.

David B. Thomas, Sr.

Evalyn T. Gander

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 David B. Thomas, Sr. and Evalyn T. Gander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of November, 2025.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC CARMEN COATS DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Wolfgang Gander, spouse of Evalyn T. Gander join in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wolfgang Gander

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 Wolfgang Gander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of November, 2025.

Carmen Coats
Notary Public

My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 24.

Affiant Signature

9th day of December, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

