PREPARED BY AND
RECORDING REQUESTED BY:
JOSHUA L. STERNBERG
STERNBERG LAW GROUP
8605 SANTA MONICA BLVD., SUITE 81823
WEST HOLLYWOOD, CA 90069-4109

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:
James Kenneth Thomas
20125 Tajauta Avenue
Carson, CA 90746

Karen Johnson Davidson County
Batch # 1377332 DEEDWARR
02/09/2026 10:23:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260209-0009226

APN 050-02-0-003-00 *SPACE ABOVE THIS LINE FOR RECORDER'S USE*
Address: 3525-3527 Brick Church Pike, Nashville, TN 37207

GENERAL WARRANTY DEED
County of Davidson

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $0 in hand, paid to James K. Thomas, surviving spouse, with an address of 20125 Tajauta Avenue, Carson, CA 90746 (the "Grantor"), does hereby grant, bargain, and sell, and convey and confirm to James Kenneth Thomas, Trustee of the James Kenneth Thomas Family Trust dated November 11, 2025, with an address of 20125 Tajauta Avenue, Carson, CA 90746 (the "Grantee"), and assigns all of his interest in the following-described real property, lying, being and situated in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF WILLOW CREEK, SECTION 1, OF RECORD IN PLAT BOOK 5200, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES K. THOMAS AND WIFE, BETTY THOMAS, BY DEED FROM CECIL C. WHITMON, ST. AND CECIL C. WHITMON, JR. OF RECORD IN BOOK 10966, PAGE 77, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
And conveyed by Affidavit of Heirship, Book ____, page ____.
Parcel No.: 050-02-0-003-00
20260209-0009225

Reservations from Conveyance: NONE

No Transfer Tax Due: Transfer to a Revocable Living Trust

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument as of the day and year written hereunder.

Grantor Signature: James K Thomas Date: 11/14/2025
James K. Thomas

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On 11/14/2025 before me, Tunde E. Shodiya, Notary Public, personally appeared **JAMES K. THOMAS**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

TUNDE E. SHODIYA
Notary Public - California
Los Angeles County
Commission # 2507366
My Comm. Expires Jan 16, 2029