Karen Johnson Davidson County
Batch# 1386982 DEEDWARR
03/02/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20260302-0016011

WARRANTY DEED

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coleton Thomas **a single person**	same as owner	
(NAME) 2709 O Neal Dr	(NAME)	120H-A-151.00
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(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, **East Home Renovation LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coleton Thomas **, a single person,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No, 85 on the Plan of Cumberland Gardens of record in Plat Book 2900, Pages 3 and 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for & more complete description of the property.

Being the same property to East Home Renovation LLC, a Limited Liability Company by deed dated 11/18/2055 and recorded on 11/20/2025 as Instrument Number 20251120-0092793, in the amount of $150,000.00 in the Official Records of the Davidson County Register of Deeds.

Being the same property previously conveyed to Boyce Davis Jr. Trustee of the Boyce Davis Oath Trust, dated September 18, 203, and any amendments thereto, by Deed dated September 18, 2023, recorded on March 15, 2024 as Instrument No. 20240315-0018088, in the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee 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 2709 O Neal Dr, Nashville, TN 37208

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 26th day of February, 2026.

East Home Renovation LLC, a Tennessee Limited Liability Company

By: Sole Member
Jose Duarte, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, notary public of the state and county mentioned, personally appeared Jose Duarte, Sole Member of East Home Renovation LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of East Home Renovation LLC, the within named bargainor, a Limited Liability Company, and that such Jose Duarte, Sole Member of East Home Renovation LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 26 day of February, 2026.

Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28



Property Address: 2709 O Neal Drive, Nashville, TN 37208

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on February 27, 2026.

Steve Berneman

Date: 27th day of February, 2026

State of Tennessee

County of Davidson

Sworn and subscribed before me on 27th day of February, 2026 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

