Karen Johnson Davidson County
Batch# 1387017 DEEDWARR
03/02/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260302-0016061

| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of February, 2026.<br><br>Notary Public<br><br>My commission expires: 6/22/26 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Genesis Acquisitions, LLC** | **New Owner** | **098-13-0A-031.00CO** |
| **4820 Cape Hope Pass** | | |
| **Nashville, TN 37076** | | |

FOR AND IN 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, I,

**Paul Thomas Gilmer, Jr., (aka Paul T. Gilmer) Trustee of the testmentary trust established under the Last Will and Testament of Hettie Florine Thompson, dated April 13, 2019,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Genesis Acquisitions, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS 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. 31 on the Plan of New Hope Point, Phase One, Section Three of record in Book 9700, Page 480, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hettie Thompson by Warranty Deed from Bill S. Darsinos and Bethany Darsinos of record in Instrument No. 20170821-0085728, Register's Office for Davidson County Tennessee. And being the same property conveyed to Paul T. Gilmer, Trustee, individually, as trustee of the testamentary trust incorporated in the Last Will and Testament of Hettie F. Thompson, by deed from Paul T. Gilmer, Executor of the Estate of Hettie F. Thompson, of record in Instrument No. 20230306-0015929, Register's Office for Davidson County, Tennessee. Hettie Florine Thompson died testate on September 11, 2021. The Estate of Hettie F. Thompson was probated in the Seventh Circuit Court for Davidson County Tennessee, under Case No. 22P-761. Warranty Deed in Instrument No. 20170821-0085728, Register's Office for Davidson County, Tennessee. Hettie Thompson, Hettie F. Thompson, and Hettie Florine Thompson being one and the same person. The Quitclaim Deed of record in Instrument No. 20230306-0015929 erroneously showed Hettie F. Thompson as Hettie T. Thompson. It is corrected herein. Paul T. Gilmer being one and the same person as Paul T. Gilmer, Jr., and Paul Thomas Gilmer, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 480, Register's Office for Davidson, Tennessee.
c. PUD Boundary of record in Plat Book 9700, Page 275, corrected in Instrument No. 20010531-0056257, in the Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Instrument No. 20000607-0056879, in the Register's Office for Davidson County, Tennessee.

e. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20000607-0056880, in the Register's Office for Davidson County, Tennessee.
f. Easement for Ingress and Egress of record in Book 3911, Page 875, in the Register's Office for Davidson County, Tennessee.
g. Storm Water Detention Agreement of record in Book 11387, Page 925, in the Register's Office for Davidson County, Tennessee.
h. Deed of Conveyance for Sanitary Sewer of record in Book 11030, Page 845, in the Register's Office for Davidson County, Tennessee.
i. Rules and Regulations of record in Instrument No. 20221010-0110982, in the Register's Office for Davidson County, Tennessee.
j. Restrictive covenants contained in an instrument of record in Book 10290, Page 1, amended in Book 10330, Page 782, Book 10537, Page 110, Book 10659, Page 528, Book 11394, Page 73, Instrument No. 20000628-0064247, Instrument No. 20000628-0064248, Instrument No. 20000628-0064249, Instrument No. 20220113-0004725, Register's Office for Davidson County, Tennessee.
k. By Laws of record in Instrument No. 20080623-0064598, amended in Instrument No. 20160128-0008367, Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4820 Cape Hope Pass, Nashville, TN 37076.

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 that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Paul Thomas Gilmer, Jr., Trustee

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Thomas Gilmer, Jr., Trustee of the testamentary trust established under the Last Will and Testament of Hettie Florine Thompson, dated April 13, 2019, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 26th day of February, 2026.

Notary Signature

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-26

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-65**

**Tennessee Certification of Electronic Document**

I, Melanie Harper, 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 2/26/26 (date of document).

Affiant Signature

2/26/26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26 day of Feb, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/28

NOTARY'S SEAL

