Karen Johnson Davidson County
Batch# 1391278 DEEDWARR
03/10/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20260310-0019063

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-824

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Montgomery (as)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of March, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Margaret Hannah Thomas 200 Cossart Rd Chadds Ford, PA 19317	NEW OWNER	091-06-0-279.00

WARRANTY DEED

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/WE,

Alfonso Cuen and Brynnan Miller Cuen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Margaret Hannah Thomas, as to a 67% undivided interest, and Andrew Knotts, Trustee of The Polar Bear Irrevocable Trust, as to a 33% undivided interest

HEREINAFTER CALLED THE GRANTEES, 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. 1414, Block No. 201 on the Plan of West Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, 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 Alexander Leigh Nourse and Spouse, Ally Larson by Warranty Deed from John Ambrose III, Married of record in Instrument No. 20200611-0059766 Register's Office for Davidson County, Tennessee, dated May 29, 2020 and recorded on June 11, 2020.

Being the same property conveyed to Alfonso Cuen and Brynnan Miller Cuen, husband and wife by Warranty Deed from Alexander Leigh Nourse and Ally Nourse FKA Ally Larson, husband and wife of record in Instrument No. 20241206-0094991 Register's Office for Davidson County, Tennessee, dated December 05, 2024 and recorded on December 06, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 5505A Tennessee Avenue, Nashville, TN 37209

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 so 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.

Dated this the 9th day of March, 2026.

Alfonso Cuen

Alfonso Cuen

Brynnan Miller Cuen

Brynnan Miller Cuen

STATE OF Virginia)

COUNTY OF Fairfax)

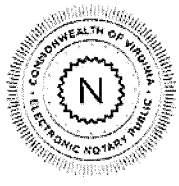
On this 9th day of March, 2026, before me personally appeared Alfonso Cuen and Brynnan Miller Cuen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2026.

Luis Gerardo Rangel

Notary Signature

My commission expires: 06/30/2028



Luis Gerardo Rangel

REGISTRATION NUMBER
7877839
COMMISSION EXPIRES
June 30, 2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2026.

Affiant Signature – Joshua A. Terry

3/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27