Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-806

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,500.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of March, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Nicholson and Carrie Nicholson 3954 Keeley Drive Nashville, TN 37211	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	148-14-0-339.00

Karen Johnson Davidson County
Batch# 1398521 DEEDWARR
03/27/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,091.35
20260327-0024422

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,

Daniel O'Neil Banks and Kimberly K. Banks, Co-Trustees of The Banks Family Trust dated February 26, 2007

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

Jason Nicholson and Carrie Nicholson, husband and wife joint tenancy with rights of survivorship

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. 1 on the Plan of Subdivision of Lot 38, Section 1, Blanchard Heights of record in Plat at Instrument No. 20230106-0001359,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 Daniel O'Neil Banks and Kimberly K. Banks, Co-Trustees Of The Banks Family Trust Dated February 26, 2007 by Warranty Deed from Philip James Farmer, a married man of record in Instrument No. 20240215-0010620 Register's Office for Davidson County, Tennessee, dated February 15, 2024 and recorded on February 15, 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: 3954 Keeley Drive, Nashville, TN 37211

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 24th day of March, 2026.

The Banks Family Trust dated February 26, 2007

By: Daniel O'Neil Banks, Co-Trustee
Daniel O'Neil Banks, Co-Trustee

By: Kimberly K Banks, Co-Trustee
Kimberly K. Banks, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2026, Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel O'Neil Banks and Kimberly K. Banks, Co-Trustees of The Banks Family Trust dated February 26, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2-2-2030



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 3/24/2026.

Affiant Signature – Joshua A. Terry

3/25/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/25/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27