THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153258**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2026. Notary Public My Commission Ex

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 6, 2029

Karen Johnson Davidson County
Batch # 1401772 DEEDWARR
04/06/2026 11:25:51 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20260406-0027255

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thornburgh Family Trust 2601 Oakland Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117 04 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura R. Christopherson, Trustee of the LRC Revocable Trust, dated February 17, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Donald Thornburgh, Jr, Trustee of the Thornburgh Family Trust, dated June 25, 2007**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 199 on the Plan of BELMONT LAND COMPANY'S PLAN called Belmont Heights, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 199 fronts 60 feet on the Westerly side of Oakland and runs back between parallel lines with the Southerly margin of Sweetbrier Avenue 174 feet to an alley.

Being the same property conveyed to LRC Revocable Trust, by Warranty Deed from John Connolly and Anne Connolly, husband and wife, of record in Instrument No. 20221201-0125952, in the Register's Office of Davidson County, Tennessee, dated November 30, 2022, and recorded on December 01, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20181031-0107773.

Easement for Joint Driveway, recorded in Book 8067, Page 583.

This is improved property located at 2601 Oakland Avenue Nashville TN 37212

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of March, 2026.

LRC Revocable Trust, dated February 17, 2022

By: _____
Laura R. Christopherson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura R. Christopherson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the LRC Revocable Trust, dated February 17, 2022 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of March, 2026.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

_____
Notary Public