WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

B-SH-26-3904

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NBF Community Property Trust	**New Owner**	
(NAME)	(NAME)	**130-07-0-093.00**
104 Loring Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER ERICKSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NBF COMMUNITY PROPERTY TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Iroquois Hall, Revised of record in Book 6900, page 915, amended in Book 8361, page 200, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer S. Erickson by Deed dated July 18, 2011 from Cyrus C. Erickson, recorded August 5, 2011, in Instrument Number 20110805-0060564, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 915 and Corrected in Book 8361, Page 200, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1361, Page 319 and Book 1646, page 572, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 613, Page 404 and Book 924, page 24, in the Register's Office for Davidson County, Tennessee.
- Water and Sewerage Services of record in Book 8664, Page 52 and 87, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3904 Trimble Road, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson
Batch # 1408696
04/20/2026 01:13:07 PM
Fees: $13.00 Taxes: $8,880.00

Davidson County
DEEDWARR
2 pgs

20260420-0032260

Witness my/our hand(s) this the 16 DAY OF APRIL, 2026.

Jennifer Erickson

Jennifer Erickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ERICKSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212