Karen Johnson Davidson County
Batch# 1409848 DEEDWARR
04/22/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260422-0033337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

39144

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

File No. AD-26-1744

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thurmond Trust	Thurmond Trust	
(NAME)	(NAME)	
PO Box 340020	PO Box 340020	072-06-3X-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Restore Renew LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thurmond Trust under agreement dated April 9, 2026**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A on the Plan of Home at 924 Thomas Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240909-0069144, 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 Dawn Cherie Kensky by Warranty Deed from United Companies Lending Corporation of record in Instrument No. 20000203-0011187 Register's Office for Davidson County, Tennessee, dated January 26, 2000 and recorded on February 3, 2000.

Being a part of the same property conveyed to Restore Renew LLC, a Tennessee limited liability company by Warranty Deed from Dawn Cherle Kensky, an unmarried woman, dated June 14, 2024 and recorded June 14, 2024 in Instrument No. 20240614-0044803, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 924 Thomas Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 21st day of April, 2026.

Restore Renew LLC, a Tennessee Limited Liability Company

By:_____
Daniel Burns, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

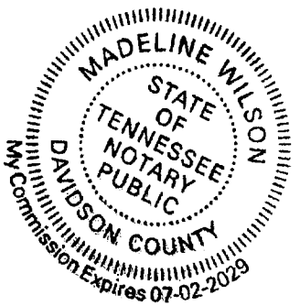
Before me, Madeline Wilson of the state and county mentioned, personally appeared Daniel Burns of Restore Renew LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Restore Renew LLC, the within named bargainor, a Limited Liability Company, and that such Daniel Burns of Restore Renew LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville this 21st day of April, 2026.

_____
Notary Signature

Printed Name: Madeline Wilson

My commission expires:_____



Tennessee Certification of Electronic Document

I, George Mudter, 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 4/21/26 (date of document).

Affiant Signature

4/22/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

