This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-0HO-26205

ADDRESS NEW OWNER:
Oak Home Offers, LLC, a Tennessee limited liability company
1101B Montrose Ave.
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Conventus LLC
115 Sansome St #700
San Francisco, CA 94104

MAP **142-11**
GROUP
PARCEL **055.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradley C. Thomas AND Leigh T. Schory, as Co-Executors of the Estate of Carole P. Thomas, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Oak Home Offers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 20 on the Plan of Valley West, Section 5, as shown by plat and survey of record in Plat Book 4175, page 64, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 20 fronts 85 feet on the southwesterly side of Hicks Road and extends back 207.62 feet on the northwesterly line and 156.85 feet on the southeasterly line to a dead line in the rear which is a broken line, measuring a total of 100.49 feet thereon.

Being the same property conveyed to Ronald G. Thomas and wife, Carole P. Thomas by Warranty Deed from C & S Builders, Inc. of record in Book 4536, page 346, Register's Office for Davidson County, Tennessee, dated September 13, 1971 and recorded on September 13, 1971

The said Ronald G. Thomas died on or about November 28, 1989 leaving title to the subject property vested in Carole P. Thomas the surviving tenant by the entirety.

Karen Johnson
Batch # 1413137
04/29/2026 11:20:32 AM
Fees: $18.00 Taxes: $1,517.00
Davidson County
DEEDWARR
3 pgs
20260429-0037871

The said Carole P. Thomas died testate on October 20, 2024, with said property being made part of her estate pursuant to her Last Will and Testament, Docket No. 24P-2413 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, with the Co-Executors having full power of sale without the joinder of the beneficiaries of the estate.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and matters appearing on the Plat of record in Plat Book 4175, page 64, Register's Office, Davidson County, Tennessee.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **205 Hicks Rd, Nashville, Tennessee 37221.**

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, its successors and assigns, forever, and, GRANTORS do covenants with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **28th** day of **April, 2026.**

Bradley C. Thomas, Co-Executor of the Carole P. Thomas Estate

Leigh T. Schory, Co-Executor of the Carole P. Thomas Estate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bradley C. Thomas and Leigh T. Schory, as Co- Executors of the Estate of Carole P. Thomas,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of April, 2026.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/13/2029

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ dd DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $410,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

#26-9822