Karen Johnson Davidson County
Batch# 1429702 DEEDWARR
06/09/2026 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20260609-0051863

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $550,000.00 Affiant Subscribed and sworn to before me, this 5 day of June, 2026. Notary Public My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jesse Foster	~~XXX~~ **New Owner**	**072060F00200CO**
927B Thomas Ave		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Lucas Thibodeau and Kaitlyn Strickland, both unmarried.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse Foster, an unmarried man.

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 Unit B, 927 Thomas Avenue Townhomes, a Horizontal Property Regime, as recorded in the Declaration a Horizontal Property Regime for 927 Thomas Avenue Townhomes, of record in Instrument No. 20150408-0030891, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property together with all interests in common areas as allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Lucas Thibodeau and Kaitlyn Strickland, both unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Kyle Andrew Lucas and Caroline Floyd, husband and wife, dated September 27, 2023, of record in Instrument No. 20231003-0077799, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 927B Thomas Ave, Nashville, TN 37216.

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 in 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.

_____ Date: 06/04/2026
Lucas Thibodeau

_____ Date: 06/04/2026
Kaitlyn ~~Stickland~~ Strickland KS

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Lucas Thibodeau and Kaitlyn Stickland, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

_____
NOTARY PUBLIC

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On June 04 2026 before me, Bailee Edgington, Notary Public,
(insert name and title of the officer)

personally appeared Lucas Thibodeau, Kaitlin Strickland,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

BAILEE EDGINGTON
COMM. # 2534683
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires October 9, 2029

ENC1 ENC1

Notary Public Signature

(Seal)

OPTIONAL INFORMATION

DOCUMENT

(name or type of document)

(number of pages)

(document date)

SIGNER CAPACITY

(capacity claimed by the signer)

NOTICE

THE NOTARY PUBLIC DOES NOT CERTIFY THE AUTHORIZED CAPACITY OF THE SIGNER

202606090051863

Certificate of Authenticity

I, Alli Pinkston, 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 **June 4, 2026**.

Date

Alli P

Affiant Signature

6/8/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County