THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554415**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $741,500.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2026. Notary Public My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson Davidson County
Batch# 1432508 DEEDWARR
06/10/2026 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,743.55
20260610-0052769

WARRANTY DEED

Address New Owner: Erin Schell 5607 Kendall Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-06-0-122.00

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, **Robert Christopher Thomas and Lauren Edwards Thomas, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Erin Schell, an unmarried woman**, ("Grantee"), her 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 Lot(s) 43, as shown on the map entitled the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT CHRISTOPHER THOMAS AND LAUREN EDWARDS THOMAS, HUSBAND AND WIFE, by deed from CHARLIE SHANNON AND BRITTANY SHANNON, HUSBAND AND WIFE, of record in Instrument No. 20240930-0075348, dated September 26, 2024 and corrected in Instrument No. 202606100052768 said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-06-0-122.00.

Matters shown on the Plan of record in Plat Book 1835, page 47, said Register's Office.

This is improved property located at 5607 Kendall Drive Nashville TN 37209

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 8th day of June, 2026.

Robert Christopher Thomas

Lauren Edwards Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Christopher Thomas and Lauren Edwards Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____

After Recording, Please return to:
Bankers Title & Escrow
3310 West End Ave, Ste 540
Nashville, TN 37203

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 8, 2026.

Affiant Signature

June 10, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

10th day of June, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028