WARRANTY DEED

Karen Johnson Davidson County
Batch# 1432741 DEEDWARR
06/11/2026 12:04:30 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20260611-0053082

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/30/27

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3664LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lauren Thomas	Bank of Tennessee	
1947D Kimbark Drive	PO Box 4980	
Nashville, TN 37215	Johnson City TN 37602	131 02 1M 002.00

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 ACKNOWLEDGED, WE, **BERNARD ALAN THOMAS AND NANCY MARIE THOMAS, AS TRUSTEES OF THE BERNARD ALAN THOMAS AND NANCY MARIE THOMAS TRUST AGREEMENT DATED SEPTEMBER 21, 2006, AMENDED OCTOBER 5, 2010.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN THOMAS, AN UNMARRIED WOMAN,** 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:

Certain real property situate in the 25th Civil District of Davidson County, Tennessee, and described as follows:

Being Unit D of Homes at 1947 C and D Kimbark Drive as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1947 C and D Kimbark Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200417-0040366 as amended in Instrument No. 20210301-0025174 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Bernard Alan Thomas and Nancy Marie Thomas, Trustees of The Bernard Alan Thomas and Nancy Marie Thomas Trust Agreement dated September 21, 2006, Amended October 5, 2010, by Warranty Deed from Volunteer Builders, LLC, a Tennessee limited liability company, dated July 24, 2024, and recorded July 25, 2024, of record in Instrument No. 20240725-0056287, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company, by Special Warranty Deed from HTC Partners, a Tennessee General Partnership (as to Tract I); HTC VII Partners, a Tennessee General Partnership (as to Tract II and BPI GH RES, LLC, a Tennessee Limited Liability Company (as To Tract III), dated August 2, 2019, and recorded August 5, 2019, of record in Instrument No. 20190805-0077670, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 1947D Kimbark Drive, Nashville, Tennessee, 37215
TAX PARCEL ID/APN: 131 02 1M 002.00

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;(b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 1130, Page 102, and Resubdivision of Lot 60 in Instrument No. 20191203-0124581, of the Public Records of Davidson County, Tennessee. Restrictive covenants, conditions, and easement(s) contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1947 C and D Kimbark Drive, recorded April 17, 2020 as Instrument No. 20200417-0040366, and as amended March 1, 2021 in Instrument No. 20210301-0025174, of the Register's Office for Davidson County. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. An easement in favor of Bradford Realty Partners, a Tennessee general partnership as set forth in instrument of record in Instrument No. 20190805-0077668, of the Register's Office for Davidson County. Subject to rights of others in and to the common areas and/or elements. Rights of adjoining owners to party wall(s) located partly on the land.

This is improved property known as 1947D Kimbark Drive, Nashville, TN 37215

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 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.

Witness our hand on the 11th day of June, 2026.

Bernard Alan Thomas and Nancy Marie Thomas, as Trustees of The Bernard Alan Thomas and Nancy Marie Thomas Trust Agreement dated September 21, 2006, Amended October 5, 2010.

BY: Bernard Thomas

Bernard Alan Thomas, Trustee

BY: Nancy Marie Thomas

Nancy Marie Thomas, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Bernard Alan Thomas and Nancy Marie Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of BERNARD ALAN THOMAS AND NANCY MARIE THOMAS, AS TRUSTEES OF THE BERNARD ALAN THOMAS AND NANCY MARIE THOMAS TRUST AGREEMENT DATED SEPTEMBER 21, 2006, AMENDED OCTOBER 5, 2010., the within named barganor, a trust, and that Bernard Alan Thomas and Nancy Marie Thomas, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

☑ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 11th day of June, 2026.

Madison Haley Kretzer

Notary Public

My Commission Expires: 10/28/2026

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF TENNESSEE

Madison Haley Kretzer
Tennessee Notary Public
Online Notary Public
Hickman County
Commission Expires: 10/28/2026

I Lisa Allard, 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 11, 2026

Lisa Allard June 11, 2026

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this June 11, 2026.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY