THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1447741 DEEDWARR
07/15/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260715-0064131

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Angela Diamanti 5035 Marc Drive Nashville, TN 37211	Owner	172-06-0-026.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brian Bourgeois, Trustee of Westminster Trail Property Trust u/a/d June 5,2014**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Angela Diamanti**, **married,** hereinafter called the Grantee, her heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot(s) 61, as shown on the map entitled Harvard Estates Section Three**, of record in Plat Book 4660, page 104, 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 Brian Alan Bourgeois, Trustee of the Westminster Trail Property Trust u/a/d June 5, 2014, by Warranty Deed from Ashley W. Borders and R. Duncan Borders, wife and husband, of record in Instrument No. 20190412-0033603, dated April 10, 2019 and recorded April 12, 2019, Register's Office for Davidson County, Tennessee.

This property commonly known as 5035 Marc Drive, Nashville, TN 37211*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, 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.

20260715006413I

Witness my hand, this 7th **day of July, 2026**:

Westminster Trail Property Trust u/a/d June 5,2014

Brian Bourgeois as Trustee
Brian Bourgeois, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Bourgeois,** which 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, and who further acknowledged that he is the Trustee of **The Westminster Trail Property Trust u/a/d June 5,2014** and authorized bye the trust document to excute this instrument on its behlaf

Witness my hand and official seal, this 7th day of **July, 2026**:

Notary Public

My Commission Expires: 5-22-27

GERI FORKUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF _____

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$950,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7 DAY OF**July, 2026**:

Notary Public

My Commission Expires: 5-22-27

GERI FORKUM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202607150064131

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 7/7/2026 (date of document).

Date: 7/14/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON