Prepared by:
Record and Return To:
Chapman and Rosenthal Title, In
[illegible] Hills Blvd., Suite 1[illegible]
Nashville, TN 37215

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2026.

Notary Public
COMMISSION EXPIRES: [illegible]

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1459553 DEEDWARR
08/14/2026 09:24:03 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20260814-0075859

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alexander Patrick Kimball<br>Virginia Calloway Bailey | NEW OWNER | 084-08-0-003 |
| (NAME) | (NAME) | |
| 2820 Windemere Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **James Michael Walker, Trustee of the Revocable Trust of James Michael Walker dated December 18, 2019 and Lori Newman Walker, Trustee of the Revocable Trust of Lori Newman Walker dated December 18, 2019, as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Patrick Kimball and Virginia Calloway Bailey, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 13 ON THE PLAN OF SUNNY ACRES, SECTION II, AS OF RECORD IN BOOK 2663, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 13 FRONT 135 FEET ON THE NORTHERLY SIDE OF WINDEMERE DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 299.7 FEET TO A DEAD LINE.

BEING the same property conveyed by Warranty Deed from Robert J. Corbitt, Jr. and wife, Judy B. Corbitt to James B. Walker and wife, Willie Mae Walker, recorded April 21, 2003, of record in Instrument No. 20030421-0052343, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Quit Claim Deed from James B. Walker and wife, Willie Mae Walker to James B. Walker and Willie Mae Walker Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of James B. Walker and Willie Mae Walker, under the terms of The James and Willie Mae Walker Trust dated 9/28/2010, recorded October 25, 2010, of record in Instrument No. 20101025-0085468, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Quit Claim Deed from James Michael Walker, as Trustee of The James and Willie Mae Walker Trust dated September 28, 2010 to James Michael Walker, a married man, recorded January 21, 2026, of record in Instrument No. 20260121-0005089, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Quit Claim Deed from James Michael Walker, a married man to James Michael Walker, Trustee of the Revocable Trust of James Michael Walker dated December 18, 2019 and Lori Newman Walker, Trustee of the Revocable Trust of Lori Newman Walker dated December 18, 2019, as tenants in common, recorded January 23, 2026, of record in Instrument No. 20260123-0005658, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property, known as 2820 Windemere Dr (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (Postal Zip)

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. successors 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 is 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, 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 11 day of August, 2026.

Revocable Trust of James Michael Walker dated December 18, 2019

By: James Michael Walker
James Michael Walker, Trustee

Revocable Trust of Lori Newman Walker dated December 18, 2019

By: Lori Newman Walker
Lori Newman Walker, Trustee

State of NORTH CAROLINA

County of MECKLENBURG

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James **Michael Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the **Trustee** of the **Revocable Trust of James Michael Walker dated December 18, 2019**, the within named Grantor, and who in my presence executed the within instrument for and on behalf of said Grantor by signing Grantor's name by himself as an Trustee thereof, and further upon oath acknowledged that he did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 11 day of August, 2026.

Notary Public

Commission Expires: 22 SEPTEMBER 2030

CYMANDE L BRYANT
Notary Public, North Carolina
Gaston County
My Commission Expires
September 22, 2030

State of NORTH CAROLINA

County of MECKLENBURG

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lori **Newman Walker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged herself to be the **Trustee** of the **Revocable Trust of Lori Newman Walker dated December 18, 2019**, the within named Grantor, and who in my presence executed the within instrument for and on behalf of said Grantor by signing Grantor's name by herself as an Trustee thereof, and further upon oath acknowledged that she did so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 11 day of August, 2026.

Notary Public

Commission Expires: 22 SEPTEMBER 2030

CYMANDE L BRYANT
Notary Public, North Carolina
Gaston County
My Commission Expires
September 22, 2030