Name and Address of New Owner:
Eumi M. Koh and Adam L. Springfield
4009A Nevada Avenue
Nashville, TN 37209

Send Tax Bills To:
TOMO Mortgage, LLC
1156 6th Ave, 9th Floor
New York, NY 10036

This Instrument Prepared By:
Mason Lillie powered by Bell Land
231 Public Square, Ste 220
Franklin, TN 37064
File No.: ML-26-269

Map & Parcel No: 091 16 0D 001.00

Karen Johnson Davidson County
Batch# 1465306 DEEDWARR
08/31/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260831-0080256

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of August, 2026.

Notary Signature
My commission expires: March 20, 2028

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angela Ellis Thornton, Trustee of Angela Ellis Thornton Management Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eumi Koh and Adam L. Springfield, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1 of NEVADA PARK TOWNHOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0124121, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-124121, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a pat hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The Angela Ellis Thornton Management Trust, by Warranty deed from The Carlyle E. Thornton Management Trust and The Angela Ellis Thornton Management Trust, of record in Instrument No. 20251216-0100017, in the Register's Office of Davidson County, Tennessee, dated December 04, 2025 and recorded on December 16, 2025.

Being the same property conveyed to The Carlyle E. Thornton Management Trust as to 50% interest and The First Restatement of The Angela Ellis Thornton Management Trust originally dated December 20, 2019, restated January 18, 2023, as to 50% interest, by Quitclaim Deed from Carlyle Thornton, unmarried and Angela Ellis Thornton, n/k/a Angela Ellis-Thornton Downey, married, as tenants in common, of record in Instrument No. 20251104-0087860, in the Register's Office of Davidson County, Tennessee, dated October 02, 2024 and recorded on November 04, 2025.

Being the same property conveyed to Carlyle Thornton, unmarried and Angela Ellis Thornton, unmarried, as tenants in common, by Warranty deed from Term, Inc., of record in Instrument No. 20220503-0051333, in the Register's Office of Davidson County, Tennessee, dated April 22, 2022 and recorded on May 03, 2022.

This property more commonly known as 4009A Nevada Avenue, Nashville, TN 37209

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of August, 2026.

The Angela Ellis Thornton Management Trust

By: _____ ~~(SEAL)~~
Angela Ellis Thornton, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said state and county mentioned, personally appeared Angela Ellis Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of The Angela Ellis Thornton Management Trust, the within named bargainor, a Trust, and that such Angela Ellis Thornton as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Angela Ellis Thornton Management Trust as Trustee.

Witness my hand, at office, this 12th day of August, 2026.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/12/26. (date of document).

Affiant Signature

8/25/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY