THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855329**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2026. Notary Public My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-07-2026

Karen Johnson
Batch # 1467701
09/03/2026 10:14:26 AM
Fees: $18.00 Taxes: $1,202.50

Davidson County
DEEDWARR
3 pgs

20260903-0081664

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn Bailey Walters 809 Tamarack South Madison TN 37115	New Owner	Tax Parcel ID No. 053-09-0-079.00

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, **809 Tamarack LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Bailey Walters, 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) 52 A, as shown on the map entitled Zone Lot Division Lots 52 and 53, Phase II, Kimbolton, of record in Plat Book 6900, page 933, which amends Plat Book 6900, pages 792 through 794, 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 MATTHEW KAMINSKI, by deed from CYNDIE M. STYLES, of record in Instrument No. 20161027-0113636, dated October 26, 2016, said Register's Office.

Being the same property conveyed to 809 TAMARACK LLC, by quitclaim deed from MATTHEW KAMINSKI, of record in Instrument No. 20170213-0014629, dated January 27, 2017, 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. 053-09-0-079.00.

Matters shown on the Plan of record in Plat Book 6900, page 933 which amends Plat Book 6900, pages 792, 793 and 794, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 655, amended and restated in Book 7464, page 969, amended in Book 7470, page 126, and Book 7799, page 50 and in Instrument No. 20060126-0009811, said Register's Office.

By-Laws of record in Instrument No. 20030226-0025658, said Register's Office.

This is improved property located at 809 Tamarack South Madison TN 37115

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 21st day of August, 2026.

809 Tamarack LLC

By: The Matthew Kaminski Revocable Trust dated February 16, 2017, Member

_____

By: Matthew Kaminski, Trustee

STATE OF _____)

COUNTY OF _____)

see attached California Acknowledgment
VM 8-20-2026

Before me, the undersigned, of the State and County aforesaid, personally appeared Matthew Kaminski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Matthew Kaminski Revocable Trust dated February 16, 2017, Member (or other officer authorized to execute the instrument) of 809 Tamarack LLC, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Trustee as such aforesaid authorized member.

Witness my hand, at office, this 21st day of August, 2026.

_____

Notary Public

My Commission Expires: 5-24-2029

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin }

On 8-20-2026 before me, Kathleen Murphy, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Matthew Kaminski
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

KATHLEEN MURPHY
Notary Public - California
Marin County
Commission # 2521268
My Comm. Expires May 24, 2029

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 8-20-2026 Number of Pages: two
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Matthew Kaminski	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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