THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855446**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2026. Notary Public My Commission Expires: 3.16.30

DONYETTA LARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2030 RUTHERFORD COUNTY

Karen Johnson
Batch # 1471556
09/10/2026 12:46:34 PM
Fees: $13.00 Taxes: $3,977.50

Davidson County
DEEDWARR
2 pgs

20260910-0084126

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wen Da Ye and Jenny Kim 105 37th Avenue North, A Nashville TN 37209	New Owner	Tax Parcel ID No. 104 05 0W 003.00

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, **Kevin B. Thompson, Trustee of The GAT 2023 Family Trust, dated August 30th, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wen Da Ye and Jenny Kim, husband and wife**, ("Grantees"), its 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 and being Unit 105A as established by the Declaration of Covenants, Conditions and Restrictions for HOMES AT 103 AND 105 37TH AVENUE NORTH, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20230912-0071437 as Amended in Instrument No. 20240703-0050389, in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "B-2" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to unto Kevin B. Thompson, Trustee of The GAT 2023 Family Trust, dated August 30th, 2023, by Warranty Deed from Golf Brothers Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240826-0065319, in the Register's Office of Davidson County, Tennessee, dated August 23, 2024 and recorded on August 26, 2024.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230912-0071437, Amended in Instrument No. 20240703-0050389.

Covenants, Conditions and Restrictions as set forth in Detached Structure recorded in Instrument Nos. 20230920-0074037; 20231023-0082972 and 20240516-0036254.

Covenants, Conditions and Restrictions as set forth in SCMs for Regulated Residential Infill recorded in Instrument No. 20231228-0099914.

This is improved property located at 105 37th Avenue North, A Nashville TN 37209

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 8th day of September, 2026.

The GAT 2023 Family Trust, dated August 30th, 2023

Kevin B. Thompson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin B. Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of The GAT 2023 Family Trust, dated August 30th, 2023 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of September, 2026.

Notary Public
My Commission Expires: 3.16.30

