Warranty Deed

Karen Johnson Davidson County
Batch# 1474948 DEEDWARR
09/18/2026 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $11,655.00
20260918-0087133

STATE OF TENNESSEE
COUNTY OF DAVIDSON 39400

The actual consideration or value, whichever is greater, for this transfer is $3,150,000.00.

Thomas W. Hulme
Affiant

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public

My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas W. Hulme	New Owner	131-08-0R-002.00-CO
4417B Granny White Pike		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE K. VIDALAKIS, TRUSTEE OF THE NICOLE K. VIDALAKIS REVOCABLE TRUST DATED NOVEMBER 28, 1997, AS AMENDED AND RESTATED ON NOVEMBER 29, 2021,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS W. HULME, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180104-0001525 and as amended in Instrument No. 20201013-0118572, 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 Homes at 4417 Granny White Pike, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180104-0001525 and as amended in Instrument No. 20201013-0118572, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nicole K. Vidalakis, Trustee of The Nicole K. Vidalakis Revocable Trust U/A/D November 28, 1997 by Warranty Deed from GW Partners, GP, A Tennessee General Partnership of record in Instrument No. 20201214-0146335 Register's Office for Davidson County, Tennessee, dated December 07, 2020 and recorded on December 14, 2020. Said Trust Agreement having been Amended and Restated on November 29, 2021.

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

The address of the herein described property is believed to be 4417B Granny White Pike, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2026.

Nicole K. Vidalakis Revocable Trust dated November 28, 1997, as Amended and Restated on November 29, 2021

By: Nicole K. Vidalakis

Nicole K. Vidalakis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole K. Vidalakis, 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 Nicole K. Vidalakis Revocable Trust dated November 28, 1997, as Amended and Restated on November 29, 2021, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2026.

See attached (BA)
Notary Public

My Commission Expires: _____

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 SANTA BARBARA }

On 09/15/2026 before me, BURCU AYRIA, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared NICOLE K. VIDALAKIS
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.

BURCU AYRIA
Notary Public - California
Santa Barbara County
Commission # 2473314
My Comm. Expires Nov 22, 2027

Place Notary Seal and/or Stamp Above

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

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: —

Document Date: — Number of Pages: —

Signer(s) Other Than Named Above: —

Capacity(ies) Claimed by Signer(s)

Signer's Name: —	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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Tennessee Certification of Electronic Document

I, George E. Mudter, Jr., 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 9/15/2026 and 9/17/2026 (date of document).

Affiant Signature

Date: 9/18/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn and subscribed before me this 18 day of September, 20 26.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

202609180087133