Karen Johnson Davidson County
Batch# 1476684 DEEDWARR
09/23/2026 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $4,329.00
20260923-0088280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,170,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF SEPTEMBER, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/17/27

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 260827

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Kristin D. Thomas Revocable Trust dated February 4, 2014 110 Braeburn Drive New Canaan, CT 06840	Same as new owner	105 01 3Y 009.00

For and in consideration of the sum of One Million One Hundred Seventy Thousand And 0/100 ($1,170,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

LAUREL HOUSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

KRISTIN D. THOMAS REVOCABLE TRUST DATED FEBRUARY 4, 2014

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being known and designated as Unit No. 1520, of Edgehill Village Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Edgehill Village Townhomes, a Horizontal Property Regime, recorded in Instrument 20230629-0049824, in the

Office of the Register of Deeds of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Laurel House, LLC by Warranty Deed from Edgehill Village Townhomes, LLC, a Tennessee limited liability company, dated November 20, 2023, and recorded on November 28, 2023, of record in Instrument 20231128-0091729, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1520 Edgehill Avenue, Nashville, TN 37212.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR LAUREL HOUSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY to KRISTIN D. THOMAS REVOCABLE TRUST DATED FEBRUARY 4, 2014 FOR THE TRANSFER OF PROPERTY LOCATED AT 1520 EDGEHILL AVENUE, NASHVILLE, TN 37212.]

Witness our/my hand on the 14th day of September, 2026.

Laurel House LLC, a Tennessee limited liability company

By: Kim Hollingshead
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigneed, of the state and county aforesaid, personally appeared Kim Hollingshead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signor of Laurel House, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Laurel House, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 14th day of September, 2026.



Notary Public
My Commission Expires: 11/5/29

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or 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 09/14/2026.

Kimberly Hollingshead

Date: 09/14/2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared KIMBERLY HOLLINGSHEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2026.



Notary Public

My Commission Expires: 11/5/29