Karen Johnson
Batch # 1478130
09/28/2026 09:36:38 AM
Fees: $18.00 Taxes: $8,695.00
Davidson County
DEEDWARR
3 pgs
20260928-0089388

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39461-08-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me this 25th day of September, 2026. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029 SEZEN YILMAZ

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leslie Sellers 4208 Arundel Court Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 116120L00600CO

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, Thomas W Hulme, Trustee of the Thomas W. Hulme Revocable Residence Trust dated March 22, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Leslie Sellers, married ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4208 Arundel Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of September, 2026.

GRANTOR:

Thomas W. Hulme Trustee
Thomas W Hulme, Trustee of the
Thomas W. Hulme Revocable Residence Trust
dated March 22, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas W Hulme, Trustee of the Thomas W. Hulme Revocable Residence Trust dated March 22, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2026.

Notary Public
My Commission Expires:

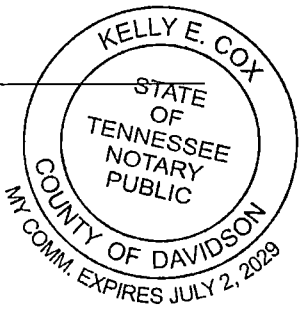


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Final Plat of Arundel Subdivision, of record in Instrument No. 20070717-0085048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Thomas W. Hulme, married man, by deed dated January 11, 2021 from Charles W. Brinkley, Jr. and Sherry L. Brinkley of record in Instrument No. 20210112-0005400, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 22, 2024 of record in Instrument No. 20240426-0030154, Register's Office for Davidson County, Tennessee, Thomas W. Hulme conveyed subject property to Thomas W. Hulme, Trustee of the Thomas W. Hulme Revocable Residence Trust dated March 22, 2024.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Declaration of Covenants, Conditions, and Restrictions for Arundel Court, of record in Instrument No. 20070829-0103602, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as 20070717-0085048, Register's Office for Davidson County, Tennessee.
6. Maintenance Agreement of record in Instrument No. 20240531-0040364, Register's Office for Davidson County, Tennessee.
7. Stormwater Quality Agreement of record in Instrument No. 20070130-0012097, Register's Office for Davidson County, Tennessee.