RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-19603-24

Karen Johnson Davidson County
Batch# 1101690 DEEDWARR
02/15/2024 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20240215-0010678

WARRANTY DEED

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Rachel K. Whitson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of JANUARY, 2024.

Jennifer L. Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Ellison, Trustee of the Patricia J. Ellison Revocable Trust dated November 30, 2022 8028 Pine Forrest Drive Nashville, TN 37221	Same address as new owner	128-10-0A-055-00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($620,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARY JEAN TOMLIN, TRUSTEE OF THE TOMLIN WAGNER TRUST DATED JUNE 9, 2015**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PATRICIA J. ELLISON, TRUSTEE OF THE PATRICIA J. ELLISON REVOCABLE TRUST DATED NOVEMBER 30, 2022**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Two, Pine Forest, of record in Book 11700, pages 3-6, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Tomlin Wagner Trust dated June 9, 2015 from Mary Jean Tomlin, Richard Tomlin, and Michael Langston Tomlin by Quitclaim Deed dated December 6, 2023 and recorded December 12, 2023 in Instrument #20231212-0095711, said Register's Office.

Being the same property conveyed to Mary Jean Tomlin, Richard Tomlin, and Michael Langston Tomlin, tenants in common, from Kevin Sullivan and Pat Sullivan, husband and wife, by Warranty Deed dated September 22, 2017 and recorded October 4, 2017 in Instrument #20171004-0102031, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: **8028 Pine Forest Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 12th day of February, 2024

GRANTOR(S)

The Tomlin Wagner Trust dated June 9, 2015

By: Mary Jean Tomlin, Trustee
Mary Jean Tomlin, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, a Notary Public, Mary Jean Tomlin, Trustee of The Tomlin Wagner Trust dated June 9, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of February, 2024.

Notary Public

JUDITH H. STEIN
Notary Public - California
Los Angeles County
Commission # 2457613
My Comm. Expires Aug 27, 2027

JUDITH H. STEIN
Printed Notary Name

My commission expires: 8/27/27

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 LOS ANGELES }

On 2-12-2024 before me, JUDITH H. STEIN, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared MARY JEAN TOMLIN
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.

JUDITH H. STEIN
Notary Public - California
Los Angeles County
Commission # 2457613
My Comm. Expires Aug 27, 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: Warranty Deed
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: MARY JEAN TOMLIN	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: TOMLIN WHANER TRUST	Signer is Representing: _____

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TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb. 15, 24 (date of document).

Jennifer L. Pennell

February 15, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of Feb, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

