THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1226623 DEEDWARR
01/15/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20250115-0003258

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Mary Louise Leblanc c/o Hancock Whitney Bank 3201 US Highway 190, 2nd Floor Mandeville, LA 70401	NEW OWNER	145-14-0-012.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alexander M. Eliashevsky, a married man, eighty-five percent (85%) and Deanna L. Eliashevsky, a married woman, fifteen percent (15%), as Tenants in Common** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Mary Louise Leblanc, an unmarried person** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 5333 Granny White Pike, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page(s) 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander M. Eliashevsky, a married man, eighty-five percent (85%), and Deanna L. Eliashevsky, a married woman, fifteen percent (15%), as Tenants in Common, by Quitclaim Deed from William R. Forgey, Trustee of the Ade Investment Serivces Trust dated March 22, 2023, of record in Instrument No. 20241125-0092048, Register's Office for Davidson County, Tennessee, dated November 20, 2024, and recorded on November 25, 2024.

Being the same property conveyed to William R. Forgey, Trustee of the Ade Investment Services Trust Dated March 22, 2023, by Warranty Deed from Garland Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230404-0024506 Register's Office for Davidson County, Tennessee, dated March 31, 2023, and recorded on April 04, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 9th day of January, 2025.

Alexander M. Eliashevsky

Deanna L. Eliashevsky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared **Deanna L. Eliashevsky**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2025.

Darlene Edwards
Notary Signature
My commission expires: 7-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2025, before me personally appeared **Alexander M. Eliashevsky**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of January, 2025.

Notary Signature
My commission expires: 9-7-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of January, 2025

Notary Public
My commission expires: 9-7-2026

Certificate of Authenticity

I, Barbara McGinty, 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 1-15-2025.

Date

Affiant Signature

1-15-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY