WARRANTY DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

T-TGA-25-2877

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elevated Living, LLC	**New Owner**	
(NAME)	(NAME)	**096-13-0-124.00**
2819 B Hody Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHAD MCFARLIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAVID PAUL MCFARLIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELEVATED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Twin Lawn Subdivision, Section Two of record in Plat Book 2854, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 8 fronts 120 feet on the Southerly side of Lyncrest Drive and runs back between lines measuring 182.9 feet on the Westerly line and 180.2 feet on the Easterly line to a dead line in the rear on which it measures 118.1 feet.

Being the same property conveyed to David P. McFarlin, unmarried by Warranty Deed from Deidra L. Hoffman, unmarried of record in Instrument No. 20051130-0144092 Register's Office for Davidson County, Tennessee, dated November 29, 2005 and recorded on November 30, 2005. The said David P. McFarlin having since died on August 6, 2024. The subject property was brought into the Estate and is within the control of the Personal Representative pursuant to T.C.A. 30-2-401 et seq., and Chad McFarlin, the Personal Representative of the Estate of David Paul McFarlin, has specific authority to sell subject property as set out in Agreed Order to Sell Real Property of record in Circuit Court for Davidson County Probate Division Case No: 24-P2415.

David Paul McFarlin and David P. McFarlin are one and the same person.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 44, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2877 Lyncrest Drive, Nashville, Tennessee 37214**.

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 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 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.

Karen Johnson Davidson County
Batch # 1309966 DEEDWARR
08/13/2025 03:48:02 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20250813-0064595

Witness my/our hand(s) this the 8th DAY OF AUGUST, 2025.

Estate of David Paul McFarlin

BY: _____
Chad McFarlin
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD MCFARLIN, PERSONAL REPRESENTATIVE of the ESTATE OF DAVID PAUL MCFARLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of August, 2025.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212