WARRANTY DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

L-TE-25-2810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $581,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 03 20.28

(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)
Laura Gleaves Mitchell	**Laura Gleaves Mitchell**	
(NAME)	(NAME)	**092-06-0-188 00**
2517 Miami Avenue	**2517 Miami Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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, **TRISTAN ELDRIDGE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA GLEAVES MITCHELL,** 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, State of Tennessee, being Lot No 5 in the Subdivision of the Adam Young Place in North Nashville, a plan of which is of record in Book No 57, Page 81, Register's Office for Davidson County, Tennessee

Said Lot No 5 fronts 50 feet on the Northerly side of Zollicoffer Street and runs back between parallel lines 177 feet to an alley

Less and except that property sold to the State of Tennessee at Book 4158, page 749

Being the same property conveyed to Tristan Eldridge, an unmarried man and John Eldridge, III, a married man by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company of record in Instrument No 20220407-0040606 Register's Office for Davidson County, Tennessee, dated April 04, 2022 and recorded on April 07, 2022

Being the same property conveyed to Tristan Eldridge, an unmarried man by Quitclaim Deed from John Eldridge, III, an unmarried man of record in Instrument No 20241031-0084365 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on October 31, 2024

This conveyance is subject to:
- Taxes for the year 2025
- Plan of record in Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee
- Shared Access Easement of record in Instrument Number 20230911-0071011, in the 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: **2810 Batavia St, Nashville, Tennessee 37209**

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 # 1328501 **DEEDWARR**
09/30/2025 03 47 19 PM 2 pgs
Fees $13 00 Taxes $2,153 03

20250930-0077861

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2025

Tristan Eldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRISTAN ELDRIDGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2025.

Notary Public
My Commission Expires 03-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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