WARRANTY DEED

Karen Johnson Davidson County
Batch# 1332309 DEEDWARR
10/09/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20251009-0080779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03/06/2029

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Steven J. Eggart, Trustee of Tyne Mountain Trust	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 4011 Armory Oaks Dr	(NAME)	144-00-0-113.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **David M. Ellingson and Kim Carnes, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven J. Eggart, Trustee of Tyne Mountain Trust,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the remaining portion of the G. Rhea Bucy, Trustee property as evidenced in Deed Book 8375, page 913, Register's Office for Davidson County, Tennessee, lying on the South side of Tyne Boulevard and shown as the "Remainder" lot on the plat titled "Tyne Park Subdivision", surveyed by Scott D. McCormick, TN R.L.S. No. 1672 and dated January 18, 1995 as of record in Plat Book 7900, page 933, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an old iron rod set in the South margin of Tyne Boulevard, said point being the most Northwestern corner of said tract and the common corner of the Robert A. Porter, Jr., et ux land as of record in Deed Book 1428, page 003, Register's Office, Davidson County, Tennessee.

Thence, along the South margin of Tyne Boulevard, through a curve to the left, having a central angle of 4 degrees, 38 minutes, 15 seconds, and a radius of 860.57 feet, a distance along the arc of 69.65 feet to a new iron rod.

Thence, leaving said margin and along the common line of Lot Number One of said Tyne Park Subdivision, South 49 degrees, 39 minutes, 17 seconds West, a distance of 89.55 feet to a new iron rod.

Thence, continuing with said Lot Number One line, South 38 degrees, 17 minutes, 00 seconds West, a distance of 500.00 feet to a new iron rod.

Thence, continuing with said Lot Number One line, South 51 degrees, 43 minutes, 00 seconds East, a distance of 242.51 feet to a new iron rod, set on the common line of the Alice Caldwell Porter property as of record in Deed Book 5491, page 710, Register's Office.

Thence, with the said Alice Caldwell Porter line, South 35 degrees, 30 minutes, 00 seconds West, a distance of 730.65 feet to an old iron rod, set in the common line of the Rowland Investments, LP property as of record in Deed Book 9144, page 886, said Register's Office.

Thence along the common line of the Rowland Investments LP property, North 58 degrees, 47 minutes, 37 seconds West, a distance of 330.50 feet to an old iron rod, set at the common corner of the Robert A. Porter, Jr., et ux property as of record in Deed Book 1428, page 003, said Register's Office.

Thence, with the said Robert A. Porter, Jr., et ux. Line, North 38 degrees, 17 minutes, 00 seconds East, a distance of 1374.77 feet to an old iron rod being the point of beginning. Said tract containing 6.05 acres more

or less.

Together with and subject to that certain Driveway Easement as set forth in Deed of record in Book 9652, Page 791, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David M. Ellingson and wife, Kim C. Ellingson by Warranty Deed from Kenneth Sears and wife, Cheryl Sears of record in Instrument No. 20020523-0062946, Register's Office of Davidson County, Tennessee, dated May 14, 2002 and recorded May 23, 2002
Kim C. Ellingson is now known as Kim Carnes.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1829 Tyne Blvd Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 8th day of October, 2025.

David M. Ellingson

[redacted] Kim Carnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Kim Carnes

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David M. Ellingson and** *[redacted], with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of October, 2025.

Notary Public

My Commission Expires: 3·6·29

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MELANIE WHITE

Certificate of Authenticity

I, Tiffany Kelley, 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 10/8/25.

Tiffany Kelley
Affiant Signature

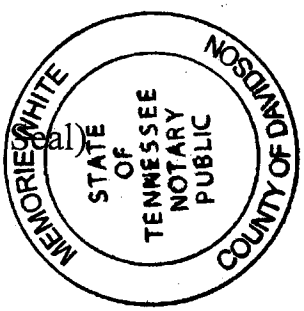
10/8/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8th day of October, 2025

Notary's Signature

(Notary Seal)



My Commission Expires: 3.6.29