THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9069-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 652,500.00. Tracey Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF October, 2025 Notary Public MY COMMISSION EXPIRES. _____ (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Karen Johnson
Batch # 1338143
10/24/2025 10 08 12 AM
Fees $13 00 Taxes $2,414 25

Davidson County
DEEDWARR
2 pgs

20251024-0084677

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.L. Moore, Trustee of the Richardson Trust dated October 13, 2025	NEW OWNER	
3510 Richardson Avenue		104 10 0 048.00
Nashville, TN 37205		
(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, WE, **Jimmy Lynn Corbitt and Lyndal Elizabeth Corbitt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R.L. Moore, Trustee of the Richardson Trust dated October 13, 2025**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, in the City of Nashville, being Lot No. 10 on the Plan of Elmington Place Subdivision, of record in Book 547, page 59, Register's Office for said county

Less and except those portions sold in Book 4887, page 931 and Instrument No. 20140910-0082692 recorded in aforementioned Register's Office.

NOTE: Prior deeds omit "Place" from subdivision name, while recorded plat reflects "Place".

Being a portion of the same property conveyed to Milburn D. Lavender and wife Mabel H. Lavender by Warranty Deed from Richard V. Cook and wife Unselt W. Cook of record in Book 2648, Page 354, Register's Office for Davidson County, Tennessee, dated May 23, 1957 and recorded on May 28, 1957.

Milburn D. Lavender deceased on or about May 22, 1963 leaving Mabel H. Lavender as surviving tenant by the entirety. Mabel H. Lavender deceased on or about November 26, 1978. Will of Mabel H. Lavender admitted as Docket No. 66583, Probate Court for Davidson County, Tennessee

Being a portion of the same property conveyed to G. S. Scoville by Quit Claim deed from Milburn D. Lavender, Jr. and Walter Coble Lavender and immediate reconveyance in same deed to Milburn D. Lavender Jr. and wife Elizabeth M. Lavender as tenants by the entireties, of record in Book 5418, page 536, Register's Office for Davidson County, Tennessee, dated April 4, 1979 and recorded on April 9, 1979.

Being a portion of the same property conveyed to Jimmy Lynn Corbitt and wife Lyndal Elizabeth Corbitt by Quit Claim deed from Milburn D. Lavender Jr. and wife Elizabeth M. Lavender of record in Book 6873, page 648, Register's Office for Davidson County, Tennessee, dated May 15, 1986 and recorded on June 2, 1986.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3510 Richardson Avenue, Nashville, TN 37205**

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 our hands this the 23 day of October, 2025.

Jimmy Lynn Corbitt

Lyndal Elizabeth Corbitt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmy Lynn Corbitt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 23 day of October, 2025

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lyndal Elizabeth Corbitt,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 23 day of October 2025.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028