Karen Johnson Davidson County
Batch# 1342464 DEEDWARRSP
11/06/2025 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20251106-0088500

Prepared by & After Recording Return To:
Highland Title, LLC
879 GreenLea Blvd, Suite 102

Gallatin, TN 37066

File No. 2025-0576

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $660,000.00

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

B. Hunter
Affiant

Subscribed and sworn to before me, this ~~31~~ 30th **day of** October **, 2025.**

Notary Public:
My commission expires: 6/20/28

Address of New Owner:	Send Tax Bills to:	Tax Information
Jerry Jernigan 9331 Clovercroft Rd Franklin, TN 37067	New owner	095-12-0-088.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas W. Lawless, Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jerry Jernigan, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING a tract of land lying in Davidson County, Tennessee, and being partly shown on the Plan of Lakeland, as of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set on the easterly right-of-way line of McGavock Pike at a corner common with Charles E. Robinson, as of record in Instrument No. 20011121-0127903, said Register's Office.

Thence with the easterly right-of-way line of McGavock Pike, North 23 deg 32 min 04 sec East, 32.81 feet to an iron rod set;

Thence along a curve to the left with an arc length of 46.83 feet, the radius of which is 1215.43 feet, the central angle of which is 02 deg 12 min 27 sec, the chord of which is North 22 deg 25 min 50 sec East, 46.83 feet to an iron rod set at the intersection of the southerly right-of-way line of Lakeland Drive;

Thence with the southerly right-of-way line of Lakeland Drive along a curve to the right with an arc length of 32.21 feet, the radius of which is 25.00 feet, the central angle of which is 73 deg 49 min 19 sec, the chord of which is North 81 deg 19 min 20 sec East, 30.03 feet to an iron rod set;

Thence South 61 deg 46 min 00 sec East, 95.61 feet to an iron rod set;

Thence along a curve to the right with an arc length of 197.66 feet, the radius of which is 225.00 feet, the central angle of which is 50 deg 20 min 00 sec, the chord of which is South 36 deg 36 min 00 sec East, 191.36 feet to an existing concrete monument;

Thence South 11 deg 26 min 00 sec East, 35.10 feet to an existing concrete monument;

Thence along a curve to the left with an arc length of 97.07 feet, the radius of which is 475.00 feet, the central angle of which is 11 deg 42 min 34 sec, the chord of which is South 17 deg 34 min 42 sec East, 96.91 feet to an existing concrete monument;

Thence South 21 deg 26 min 23 sec East, 15.32 feet to an existing concrete monument at a corner common with Juan Fonseca, as of record in Book 8437, Page 945, said Register's Office;

Thence leaving the Southerly right-of-way line of Lakeland Drive with the Northerly property line of Juan Fonseca, South 52 deg 35 min 49 sec West, 58.94 feet to an existing concrete monument;

Thence South 49 deg 30 min 00 sec West, 261.57 feet to an existing iron rod;

Thence with the easterly property line of Juan Fonseca, North 18 deg 17 min 24 sec West, 106.73 feet to an existing iron rod at a corner common with the easterly right-of-way line of McGavock Pike;

Thence with the easterly right-of-way line of McGavock Pike and the easterly property line of said Charles E. Robinson, North 03 deg 22 min 24 sec West, 366.97 feet to the point of beginning, containing 104,541 square feet (2.40 acres more or less).

BEING the same property conveyed to Ching F. Wong by Warranty Deed from Royal Elm Properties, a Tennessee general partnership composed of Richard M. Stockstill and Donald Babcock, dated 5/20/2010 and recorded 5/24/2010 in Instrument No. 20100524-0039674, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 2133, Page 15, Register's Office for Davidson County, Tennessee.

Subject to Telephone Easement in Book 981, Page 473, Register's Office for Davidson County, Tennessee.

Subject to Electric Power Line Easements in Book 2017, Page 592 and Book 2145, Page 20, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer and/or Storm Drainage Easement in Book 4281, Page 219, Register's Office for Davidson County, Tennessee.

Subject to Conveyance to Metropolitan Government of Nashville & Davidson County, Tennessee of a 1,266.25 square foot portion of the property of record in Book 8761, Page 528, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (XX) improved (____) unimproved property, known as: 2501 Lakeland Dr., Nashville, TN 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 Grantees, in his capacity and pursuant to the Order appointing the same as the Receiver and only for such time as the Receiver was appointed and vested with the said Property. The Grantor is the holder of the Property by virtue of an Order of the Chancery Court of Tennessee, Davidson County, Tennessee **in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I** in the Grantor's capacity of Receiver and FURTHER OR OTHERWISE. The Property is transferred and demised 'AS IS, WHERE IS AND WITH ALL FAULTS, WITHOUT ANY WARRANTIES OF ANY KIND, NATURE OR OTHERWISE.

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 30th day of October, 2025.

Thomas W. Lawless appointed Receiver
Thomas W. Lawless, Appointed Receiver

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 **Thomas W. Lawless**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Appointed Receiver in the Case of Lori Eldridge vs. Ching F. Wong, Case No. 19-0180-I**, authorizing him to execute this instrument on its behalf as such appointed receiver.

Witness my hand, this 30th day of October, 2025

Rodrigo Rivas
Notary Public

My Commission expires: _____

Rodrigo Rivas
Commission Expires
May 3, 2027

RODRIGO RIVAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 10/30/25.

Date

Affiant Signature

11/6/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of November, 2025.

Notary's Signature

My Commission Expires: 9/27/26

Date

Notary's Seal (if on paper)

