WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347672 DEEDWARR
11/18/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20251118-0091886

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Eldest Son, Inc., a Tennessee Corporation	The Eldest Son, Inc., a Tennessee Corporation	Parcel ID: 109 01 0A 068.00
(NAME) 3821 Lakeridge Run	(NAME) 2005 Ethan Lane	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Antioch, TN 37013-7326	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary Elesa Pickard, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **The Eldest Son, Inc., a Tennessee Corporation,** 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 in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled First Revision Phase Three Lakeridge, of record in Plat Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Harold Layne Tomlinson, a single person from Christopher A. Rust and Kristina L. Rust, husband and wife by Warranty Deed dated September 30, 2021 and recorded on October 1, 2021 of record in Instrument No. 20211001-0132565, Register's Office of Davidson County, Tennessee. The said Harold Layne Tomlinson died intestate on April 28, 2024. A probate estate was opened in Davidson County, Tennessee under Docket No. 24P1036 establishing Mary Elesa Pickard as the sole heir at law of Harold Layne Tomlinson.

Further being the same property conveyed to Mary Elesa Pickard from Mary Elesa Pickard, as Administrator of the Estate of Harold Layne Tomlinson by Quitclaim Deed dated November 8, 2024 and recorded on November 19, 2024 of record in Instrument No. 20241119-0089373, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3821 Lakeridge Run, 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, 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 17th day of November , 2025

Mary Elesa Pickard by: Sara Elesa Southall

Mary Elesa Pickard by Sara Elesa Southall, her Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sara Elesa Southall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Elesa Pickard, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Mary Elesa Pickard, for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2025.

Notary Public

My Commission Expires:

(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV 17, 25 (date of document).

Jennifer L Pennell

NOV 18, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this NOV 18, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

