Karen Johnson Davidson County
Batch # 1349997 DEEDWARR
11/24/2025 09 58 28 AM 3 pgs
Fees $18 00 Taxes $3,908 07
20251124-0093509

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,056,234 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF November, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-510

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Thomas Woodrow Freeland	Same as new owner	091 16 0 064 00
(NAME) 4412 Elkins Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Julia Collignon, Trustee of the Julia E. Fleming 2020 Revocable Trust dated May 14, 2020** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Thomas Woodrow Freeland** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 4412 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 20th day of November, 2025.

GRANTOR:

Julia E. Fleming 2020 Revocable Trust
dated May 14, 2020

By: Julia Collignon
Julia Collignon, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Julia Collignon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of the Julia E. Fleming 2020 Revocable Trust dated May 14, 2020, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee of the Trust.

WITNESS my hand, at office, this 20 day of November, 2025.



Notary Public

My Commission Expires: 5/9/26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being part of Lot 311, Block 13, CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, a Plan of which is of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the Northeast corner of Elkins Avenue, formerly Second Avenue, and 45th Avenue North, formerly Fourth street, and running thence Eastwardly 40 feet along the Northern margin of said Elkins Avenue; thence at right angles Northwardly and Parallel with 45th Avenue 150 feet to the South margin of an alley; thence Westwardly along the Southern margin of said alley 40 feet to the East margin of 45th Avenue, 150 feet to the beginning.

Being the same property conveyed to Julia E. Fleming, Trustee of the Julia E. Fleming 2020 Revocable Trust, dated May 14, 2020, by Warranty Deed from Daniel Edward Smith, Jr, unmarried, of record in Instrument No. 20200626-0069454, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020, and recorded on June 26, 2020.

Julia E. Fleming is now known as Julia Collignon.