WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353075 DEEDWARR
12/03/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20251203-0095756

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

ALYSSA ESKOW NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lauren Pike	New Owner	128-14-0-217.00
(NAME)	(NAME)	
264 New Sawyer Brown Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walden's Puddle, Inc., a Nonprofit Corporation,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Lauren Pike, single woman**, hereinafter called the GRANTEE(S), her 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 northeasterly portion of Zoned Lot 13 (referred to as both Lot NO. 13-A and 13- B in the below referenced deeds) on the Plan of Stacy Square Townhomes, Stacy Square, Section 7 of record in Plat Book 5200 at page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte J. Leathers and Carl R. Leathers by Warranty Deed from Randy J. Yarbrough and wife, Kathrine A. Yarbrough, dated 07/31/1986, of record in Book 6943, Page 350, Register's Office for Davidson County, Tennessee. The said Carl R. Leathers died testate on 04/12/2009, devising subject property to Mary Lu Swift, the Duly appointed Executrix of the Estate of Carl R Leather, Deceased, as evidenced in File No. 09P-721, Probate Court Clerk's Office for Davidson County, Tennessee. Being the same property conveyed to Charlotte J. Leathers by Deed from Mary Lu Swift, the Duly appointed Executrix of the Estate of Carl R Leather, Deceased, and Walden's Puddle, Inc., Appalachian Trail Conservancy, Inc., The Elephant Sanctuary in Tennessee and The Nashville Humane Association, dated 05/17/2010, of record in Instrument No. 20100521-0039331, as affected by Scrivener's Affidavit of record in Instrument No. 20100616-0046921, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charlotte J. Leathers and Waldens Puddle Inc by Quitclaim Deed from Charlotte J. Leathers, dated 04/13/2021, of record in Instrument No. 20210514-0065196, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Charlotte J. Leathers and Waldens Puddle Inc by Quitclaim Deed from Charlotte J. Leathers, dated 04/13/2021, of record in Instrument No. 20210521-0069391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walden's Puddle, Inc., A Nonprofit Corporation by Quitclaim Deed from Charlotte J. Leathers, dated 06/10/2025, of record in Instrument No. 20250613-0045876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 264 New Sawyer Brown Road, Nashville, TN 37221

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of November, 2025.

Walden's Puddle, Inc.

By: _____
Lane Brody, President

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lane Brody, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the President of Walden's Puddle, Inc. the within named bargainer, a corporation, and that she as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Lane Brody as such President.

Witness my hand and Official seal this 24th day of November, 2025.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 11/24/2025.

Affiant Signature – Joshua A. Terry

11/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/25/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27