Karen Johnson Davidson County
Batch# 1366108 DEEDWARR
01/06/2026 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,579.90
20260106-0000881

PRESTON RONALD HAYNES ET AL
ESTATE OF LAURA LAWRENCE, DECEASED

TO: *WARRANTY DEED*

CHARLES STEPHEN ELKINS ET UX

THIS DEED OF REALTY, executed as of the 5th day of January, 2026, by Grantors, PRESTON RONALD HAYNES, ADMINISTRATOR OF THE ESTATE OF LAURA LAWRENCE, DECEASED [B/T/S/P/A LAURA L. LAWRENCE]; and CHARLES LANDON HAYNES AS BENEFICIARY AND SOLE HEIR AT LAW OF LAURA L. LAWRENCE, DECEASED, to Grantees, CHARLES STEPHEN ELKINS and LOUCINDA JEAN ELKINS, husband and wife:

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in 7th Jurisdiction of Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section 1, Sutherland Heights, of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> BEING the same property conveyed to Laura L. Lawrence by Warranty Deed dated October 26, 2011, from Lee E. Moss, a single man, recorded October 27, 2011 at 10:59 AM, appearing of record in Instrument No. 20111027-0083600, Register's Office for Davidson County, Tennessee.
>
> Laura L. Lawrence died intestate, October 31, 2023, a resident of Davidson County, Tennessee. Reference is made to Order Granting Petition to Open Intestate Estate and Appoint Administrator filed April 5, 2024 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P624.
>
> Reference is made to Affidavits of Heirship being recorded simultaneously herewith appearing of record in Instrument No. 202601060000880, and Instrument No. _____, Register's Office for Davidson County, Tennessee
>
> This conveyance is made subject to (1) building setback lines, utility and drainage easement and all other matters as shown on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record, Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2026 taxes which have been prorated and Grantors assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

GRANTOR(S):

Preston Ronald Haynes

PRESTON RONALD HAYNES
Administrator of the Estate of Laura Lawrence, Deceased

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

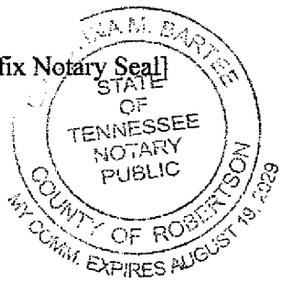
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Preston Ronald Haynes, Administrator of the Estate of Laura Lawrence, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of January, 2026.

Notary Public

My Commission Expires: _____

[Affix Notary Seal]



Charles L. Haynes

CHARLES LANDON HAYNES
Beneficiary – Sole Heir at Law of Laura L. Lawrence

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

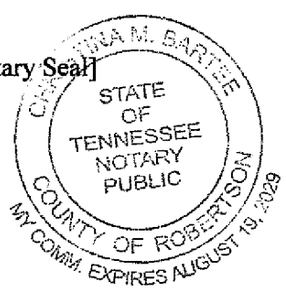
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Landon Haynes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 5th day of January, 2026.

Notary Public

My Commission Expires: _____

[Affix Notary Seal]



Property Owners Name
and Mailing Address:

CHARLES STEPHEN ELKINS
LOUCINDA JEAN ELKINS
2609 Davidwood Ct
Nashville, TN 37214

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address: 2517 TIMWOOD DRIVE, NASHVILLE, TN 37214

Map and Parcel No.: 073 04.01 00

STATE OF TENNESSEE, ROBERTSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $427,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of January, 2026.

NOTARY PUBLIC

My Commission Expires:

[Affix Notary Seal]

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES AUGUST 19, 2029

Prepared by – Return to:
Christina M. Bartee, Esq.
BATSON NOLAN PLC
105 Fifth Ave West, Ste 201
Springfield, TN 37172
(615) 382-4420

Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 January 5, 2026 (date of document).

Affiant Signature

January 5, 2026

Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 5th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

