This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24812-AP

Karen Johnson
Batch # 1371053
01/20/2026 10:25:46 AM
Fees: $13.00 Taxes: $2,386.50

Davidson County
DEEDWARR
2 pgs

20260120-0004300

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2026.

Notary Public
My Commission Expires: _____

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carter Eltzroth Meghan Eltzroth 149 Sequoyah Lane Nashville, TN 37221	Legacy Home Loans, LLC dba Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	155-10-0A-075-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Oren Leston and Elana B. Leston, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Carter Eltzroth and Meghan Eltzroth, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 30, Final Plat, McCrory Trace Estates, according to survey and plat of same appearing of record in Book 6900, pages 720-723, in the Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Correction of Plat recorded in Book 7825, page 429, said Register's Office, to which plat and correction reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Oren Leston and Elana B Leston, husband and wife by Warranty Deed from Philip Lee and Kylene Marie Lee, husband and wife, dated March 22, 2023, recorded March 22, 2023 of record in Instrument No. 20230322-0020824, Register's Office for Davidson County, Tennessee.

This is improved property located at: **149 Sequoyah Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2026.

GRANTOR:

Oren Leston

Elana B. Leston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Oren Leston and Elana B. Leston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY