Karen Johnson
Batch # 1374478
01/30/2026 01:56:13 PM
Fees: $23.00 Taxes: $16,095.00
Davidson County
DEEDWARR
4 pgs
20260130-0006710

FROM: Mary Louise LeBlanc

TO: Bryan Hobson Wildenthal, II and Ashish Tulsidas Agrawal, Trustees of The Agrawal Wildenthal Trust dated August 28, 2019

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
Bryan Hobson Wildenthal, II & Ashish Tulsidas Agrawal, Trustees of The Agrawal Wildenthal Trust dated August 28, 2019 5333 Granny White Pike Brentwood, TN 37027	Same	145-14-0-012.00

THIS INSTRUMENT PREPARED BY: Holland & Knight LLP, Nashville City Center, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-8966

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Million Three Hundred Fifty Thousand and No/100 Dollars ($4,350,000.00).

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2026.

Notary Public

My Comm. Expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARY LOUISE LEBLANC, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto BRYAN HOBSON WILDENTHAL, II and ASHISH TULSIDAS AGRAWAL, TRUSTEES OF THE AGRAWAL WILDENTHAL TRUST DATED AUGUST 28, 2019, hereinafter called

"GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto, to wit (the "Property").

Said property is transferred subject to the limitations, restrictions, and encumbrances of record.

This is improved property commonly known as 5333 Granny White Pike, Brentwood, TN 37027.

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, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, and her successors 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.

[The remainder of this page is intentionally left blank.]

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-JACK-26-5333

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed effective as of this 20th day of January, 2026.

GRANTOR:

MARY LOUISE LEBLANC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MARY LOUISE LEBLANC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor, and that she as such person, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name as such person, by herself.

Witness my hand and seal, at office, this 20th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 11/8/28

D.E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 08, 2028

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Tyne Valley Estates, Section 9 of record in Plat Book 3700, Page(s) 65 and 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William R. Forgey, Trustee of the Ade Investment Services Trust Dated March 22, 2023 by Warranty Deed from Garland Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230404-0024506 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 04, 2023.

Being the same property conveyed to Alexander M Eliashevsky, a married man, eighty-five percent (85%) and Deanna L. Eliashevsky, a married woman, fifteen (15%), as tenants in Common by Quitclaim Deed from William R. Forgey, Trustee of the Ade Investment Services Trust Dated March 22, 2023 of record in Instrument No. 20241125-0092048 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 25, 2024.

Being the same property conveyed to Mary Louise Leblanc, an unmarried person by General Warranty Deed from Alexander M Eliashevsky, a married man, eighty-five percent (85%) and Deanna L. Eliashevsky, a married woman, fifteen (15%), as tenants in Common of record in Instrument No. 20250115-0003258 Register's Office for Davidson County, Tennessee, dated January 09, 2025 and recorded on January 15, 2025.