Karen Johnson Davidson County
Batch # 1374782 DEEDWARR
02/02/2026 03:10:21 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20260202-0007082

PREPARED BY (~~AND RETURN TO~~):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

RETURN TO:
BANKERS TITLE & ESCROW
3310 WEST END AVE
NASHVILLE, TN 37[illegible]

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64322
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dana Elizabeth Eldridge Mark Bradford Eldridge 254 Cherokee Station Drive Nashville, TN 37209	OWNER

TAX MAP PARCEL NUMBERS: 103080E00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia W. Novotny, Trustee of The Patricia W. Novotny Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dana Elizabeth Eldridge and Mark Bradford Eldridge, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14D-A on the Plan of Cherokee Crossing Townhomes, as shown on Exhibit "B" to the Master Deed of record in Inst. No. 20060908-0111567, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Patricia A. Wilson, an unmarried woman, by Warranty Deed from Cherokee Crossing Partnership, a Tennessee Partnership, dated April 5, 2007 and recorded on Aril 12, 2007, of record in Inst. No. 20070412-0044305, corrected by Affidavit of Scrivener's Error in Inst. No. 20081103-0109262, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 5, 2024, recorded January 8, 2024, of record in Inst. No. 20240108-0001322, said Register's Office, Patricia A. Wilson, also known as Patricia W. Novotny, an unmarried woman, conveyed subject property to Patricia W. Novotny, Trustee of the Patricia W. Novotny Revocable Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Master Deed of record in Inst. No. 20060908-0111567, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Inst. No. 20060908-0111567, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Restrictive Covenants of record in Inst. No. 20051215-0150402, said Register's Office; All matters shown on Inst. No. 200503280032338, said Register's Office; Title to that portion of the premises, if any, embraced within the charter right of way of CSX Transportation Railroad; Charter of Cherokee Crossing Townhomes, Inc., of record in Inst. No. 20060908-0111566 and Inst. No. 201002030008714, said Register's Office.

This is improved property, known as 254 Cherokee Station Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2026.

The Patricia W. Novotny Revocable Living Trust

By: Patricia W. Novotny, Trustee
Patricia W. Novotny, Trustee

State of Tennessee

County of Davidson

On this 28th day of January, 2026 before me the undersigned authority, personally appeared, Patricia W. Novotny, Trustee of The Patricia W. Novotny Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $825,000.00.

Affiant

Sworn and subscribed before me this 30 day of January, 2026.

My Commission Expires: 11-8-27

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY