Karen Johnson Davidson County
Batch# 1381515 DEEDWARR
02/17/2026 07:54:30 AM 6 pgs
Fees: $33.00 Taxes: $740.00
20260217-0012000

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of February, 2026

Notary Public

Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Ellenbogen 5608 Obrien Avenue Nashville, TN 37209	New Owner 6624 Upton LN Nashville, TN 37209	091 14 0 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Julia B. Tomlinson

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ellenbogen

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 22nd Councilmanic District of Davidson County, Tennessee and being **Lot 1 Block B of Palo Alto Subdivision** (Book 161, page 169) Davidson County Register of Deeds, and described according to a new survey by J. Bruce Rainey, RLS #823 dated January 21, 2026, and known as Job No. 260015, a copy of which is attached hereto, and more completely described as follows, to wit:

Beginning at an iron pin set at the intersection of the easterly right of way of Midland Ave (20'from the centerline) with the northerly margin of O'Brien Ave (21.2' from the centerline); thence with the easterly right of way of Midland Ave N07°05'18"E 147.44' to an iron pin set ; thence with the southerly margin of Alley # 1519 (12' right of way) N89°05'32"E 54.23' to a point; thence leaving the alley and with the line of Lot 1 of the Consolidation Plat of Lots 2,3,4,5&6 Block B of Palo Alto Subdivision (Inst # 200007130069323 R.O.D.C., Tn.) S06°12'27"W 146.83' to an existing iron pipe located 21.38' from the centerline of the said O'Brien Ave; thence with the ROW of O'Brien S88°47'07"W 56.55' to the point of beginning, containing 8075.59 square feet more or less.

BEING a portion of the property conveyed by Executors Deed from Nelson G. Tomlinson, Executor for the estate of Margaret T. Tomlinson to Nelson G. Tomlinson, a married man, recorded May 6, 2013, as Instrument No. 20130506-0045342 in Davidson County, Tennessee Register of Deeds. The said Nelson G. Tomlinson died on or about August 29, 2025, and his estate is probated in the Circuit Court for Davidson County, Tennessee (Probate Division), under Docket No. 25P1936. Reference is made to the Affidavit of Heirship naming his wife, Julia B. Tomlinson, as his sole heir, of record in Instrument

Julia B. Tomlinson, Executrix of the Estate of Nelson G. Tomlinson, hereby joins in this conveyance for the sole purpose of releasing and conveying any and all intrest the estate may have in and to the above-described property.

No. 202602170011999, Davidson County Register of Deeds.

A survey drawing of the property is attached hereto as **Exhibit 'A'** for reference purposes only and is not intended to amend or replace the legal description.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5608 Obrien Avenue, 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 GRANTEES, their heirs and assigns forever; and we so 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. 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.

Dated this the 13th day of February, 2026:

Julia B Tomlinson

Julia B. Tomlinson

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julia B. Tomlinson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of February, **2026**:

Notary Public
My Commission Expires: 12-1-27

Estate of Nelson G. Tomlinson

Julia B. Tomlinson

Julia B. Tomlinson, Executrix

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

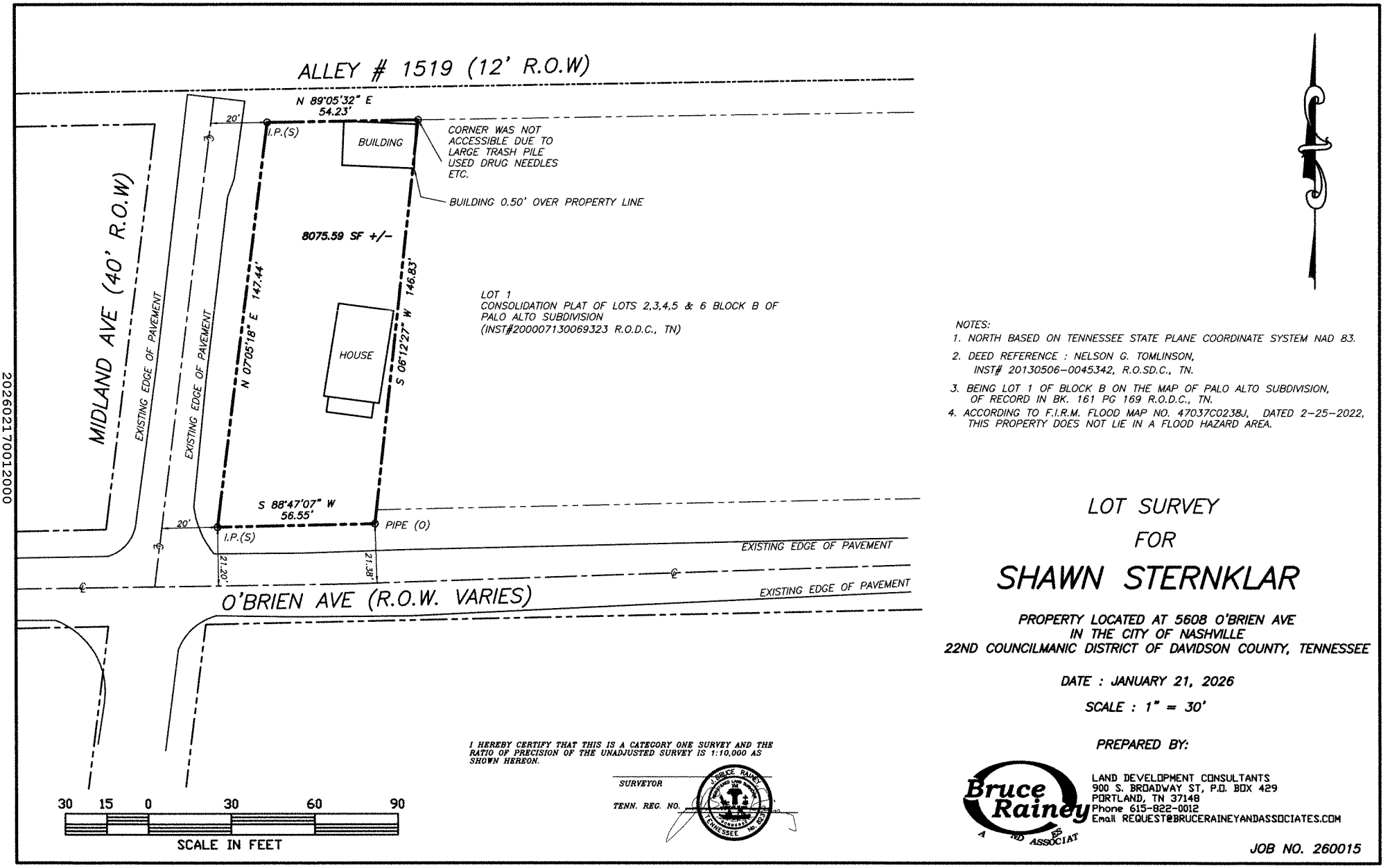
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Julia B. Tomlinson,** Executrix of the **Estate of Nelson G. Tomlinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of February, **2026**:

Notary Public
My Commission Expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER



20260217001200O

NOTES:

1. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
2. DEED REFERENCE : NELSON G. TOMLINSON, INST# 20130506-0045342, R.O.SD.C., TN.
3. BEING LOT 1 OF BLOCK B ON THE MAP OF PALO ALTO SUBDIVISION, OF RECORD IN BK. 161 PG 169 R.O.D.C., TN.
4. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47037C0238J, DATED 2-25-2022, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.

LOT SURVEY

FOR

SHAWN STERNKLAR

PROPERTY LOCATED AT 5608 O'BRIEN AVE
IN THE CITY OF NASHVILLE
22ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : JANUARY 21, 2026

SCALE : 1" = 30'

PREPARED BY:

Bruce Rainey AND ASSOCIATES
LAND DEVELOPMENT CONSULTANTS
900 S. BROADWAY ST, P.O. BOX 429
PORTLAND, TN 37148
Phone 615-822-0012
Email REQUEST@BRUCERAINEYANDASSOCIATES.COM

JOB NO. 260015

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR

TENN. REG. NO.

Legal Description

5608 O'Brien Avenue

Land in the 22nd Councilmanic District of Davidson County, Tennessee and being Lot 1 Block B of Palo Alto Subdivision (Bk 161, pg. 169 R.O.D.C., Tn. and described according to a survey by J. Bruce Rainey, Surveyor #823 dated January 21, 2026 and known as Job No. 260015 as follows:

Beginning at an iron pin set at the intersection of the easterly right of way of Midland Ave (20'from the centerline) with the northerly margin of O'Brien Ave (21.2' from the centerline); thence with the easterly right of way of Midland Ave N07°05'18"E 147.44' to an iron pin set ; thence with the southerly margin of Alley # 1519 (12' right of way) N89°05'32"E 54.23' to a point; thence leaving the alley and with the line of Lot 1 of the Consolidation Plat of Lots 2,3,4,5&6 Block B of Palo Alto Subdivision (Inst # 200007130069323 R.O.D.C., Tn.) S06°12'27"W 146.83' to an existing iron pipe located 21.38' from the centerline of the said O'Brien Ave; thence with the ROW of O'Brien S88°47'07"W 56.55' to the point of beginning, containing 8075.59 square feet more or less.

Being part of the same property conveyed to Nelson G. Tomlinson by instrument # 201305060045342 Register's Office for Davidson County. Tennessee.

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 2-13-26 (date of document).

Date: 2-13-26

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 13th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026