39B

WARRANTY DEED

Karen Johnson
Batch # 1382572
02/18/2026 01:19:33 PM
Fees: $13.00 Taxes: $5,994.00

Davidson County
DEEDWARR
2 pgs

20260218-0012931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Carolyn Cronin and Edmund Talley	NEW OWNER	
(NAME)	(NAME)	
3507 Wimbledon Road		117-09-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELI J. RICHARDSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLYN CRONIN AND EDMUND TALLEY, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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 Lots No. 31, 32, 33 and 34 on Block "F" on the Plan of Woodmont Acres, of record in Book 843, page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eli J. Richardson and Erin M. Richardson, husband and wife, by Warranty Deed from Steve Condurelis and Spouse, Gaye G. Condurelis of record in Instrument No. 20210310-0031793 Register's Office for Davidson County, Tennessee, dated March 08, 2021 and recorded on March 10, 2021.

Being the same property conveyed to Eli J. Richardson, unmarried, by Quitclaim Deed from Erin M. Richardson, unmarried, of record in Instrument No. 20241126-0092390 Register's Office for Davidson County, Tennessee, dated November 25, 2023 and recorded on November 26, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.
Subject to ingress/ egress easement of record in Instrument No. 20260218-0012930**, Register's Office for Davidson County, Tennessee.**

unimproved
This is improved x property, known as 3507 Wimbledon Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 17th day of February, 2026

Eli Richardson
ELI J. RICHARDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eli J. Richardson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2026.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public