RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37133-26

Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, II
[illegible] Hills Blvd., Suite 10[illegible]
[illegible]

Karen Johnson
Batch # 1387632
03/03/2026 11:50:41 AM
Fees: $13.00 Taxes: $1,998.00

Davidson County
DEEDWARR
2 pgs

20260303-0016693

WARRANTY DEED

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2026

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garrison Burgess and Rachel Burgess 3821 Lakeridge Run Nashville, TN 37214	Same address as new owner	109-01-0A-068-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars ($540,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ELDEST SON, INC.**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GARRISON BURGESS AND RACHEL BURGESS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 29 on the Plan of First Revision, Phase Three, Lakeridge, of record in Book 9700, page 373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Eldest Son, Inc., a Tennessee corporation, from Mary Elesa Pickard, an unmarried woman, by Warranty Deed dated November 17, 2025 and recorded November 18, 2025 in Instrument #20251118-0091886, said Register's office.

Being the same property conveyed to Mary Elesa Pickard from Mary Elesa Pickard, as Administrator of the Estate of Harold Layne Tomlinson, by Administrator's Quitclaim Deed dated November 8, 2024 and recorded November 19, 2024 in Instrument #20241119-0089373, said Register's Office.

Being the same property conveyed to Harold Layne Tomlinson, a single person, from Christopher A. Rust and Kristina L. Rust, husband and wife, by Warranty Deed dated September 30, 2021 and recorded October 1, 2021 in Instrument #20211001-0132565, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3821 Lakeridge Run, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of March, 2026

GRANTOR(S)

The Eldest Son, Inc., a Tennessee Corporation

By:_____
Abdulqader Omar, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Abdulqader Omar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who represented himself to be the Member of The Eldest Son, Inc., a Tennessee Corporation, and who acknowledged that he executed the within instrument for the purposes therein contained as said Member on behalf of The Eldest Son, Inc.

WITNESS my hand and seal, this the 2 day of March, 2026.

_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON