Karen Johnson Davidson County
Batch # 1387702 DEEDWARR
03/03/2026 01:13:10 PM 2 pgs
Fees: $13.00 Taxes: $6,937.50
20260303-0016774

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,875,000.00. Affiant Subscribed and sworn to before me, this the 27th day of February, 2026. Notary Public My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: DM-EM-26-3106	THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11TH STREET NASHVILLE, TN 37206 615.650.5100	
Address of New Owner(s) as follows: D. Eric Mendelsohn, Trustee of Amended and Restated D. Eric Mendelsohn Revocable Trust 3615 Saratoga Dr Nashville, TN 37205	Send Tax Bills To: New Owner(s)	Map/Parcel Numbers: 117-01-0-036.00

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER E. THORSEN AND WIFE, ANNA CATHERINE SCOTT THORSEN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. ERIC MENDELSOHN, TRUSTEE OF AMENDED AND RESTATED D. ERIC MENDELSOHN REVOCABLE TRUST, DATED JUNE 30, 2021**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 4 on the Plan of Clark and Dunlap's Property on Woodlawn Drive, not of record and described according to a survey made by T. R. Sanford, Surveyor, April 4, 1969, as follows:

Beginning on the Northerly margin of Woodlawn Drive, 223.6 feet East of the Easterly line of the property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al, as of record in Book 3194, Page 187, being the corner of Lot Nos. 4 and 5; thence with the line between said two lots, North 0 degrees 09 minutes East, 347.9 feet to an iron pin; thence South 88 degrees 0 minutes East, 112.0 feet to an iron pin in the corner of Lot Nos. 3 and 4; thence with the line between said two lots, South 0 degrees 09 minutes West, 345.0 feet to the northerly margin of Woodlawn Drive; thence with said Drive, North 89.0 degrees 27 minutes West, 112.05 feet to the beginning.

Being the same property conveyed to Anna C. Scott and Christopher E. Thorsen, Both unmarried, as Joint Tenants with right of Survivorship by Warranty Deed from Lin Mae Cameron, unmarried of record in Instrument No. 20000509-0047030 Register's Office for Davidson County, Tennessee, dated May 8, 2000 and recorded on May 09, 2000.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-EM-26-3106

Being the same property conveyed to Christopher E. Thorsen and wife Anna Catherine Scott Thorsen by Quitclaim Deed from Anna C. Scott and Christopher E. Thorsen of record in Instrument No. 20130524-0052999 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 24, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3106 Woodlawn Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2026.

Christopher E. Thorsen

Anna Catherine Scott Thorsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher E. Thorsen and Anna Catherine Scott Thorsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2026.

Notary Public

My Commission Expires: 11-8-28

