THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454264**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2026. Notary Public My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1427605 DEEDWARR
06/03/2026 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260603-0050089

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Eldest Son, Inc. 5308 General Forrest Court Nashville TN 37215	New Owner 1302 Kaci Drive Smyrna TN 37167	Tax Parcel ID No. 145-13-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilynn Mason Noel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Eldest Son, Inc., a Tennessee Corporation** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 23, as shown on the map entitled Revised Plat of Tyne Valley Estates, Section XIV, of record in Plat Book 5200, page 210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL D. NOEL AND WIFE, MARILYNN MASON NOEL, by deed from WILLIAM ALEX STEELE AND WIFE, RUTH P. STEELE, of record in Book 6197, page 262, dated December 15, 1983, said Register's Office. MICHAEL D. NOEL having died on or about September 8, 2025, leaving MARILYNN MASON NOEL as the surviving tenant by the entirety.

Tract 2:
Being a 0.23, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee. Said tract further described as being a portion of the property known as Lot 164, Tyne Valley Estates, Section 9, conveyed to John Wagster as of record in Book 4389, Page 545, Register's Office of Davidson County, Tennessee.

Beginning at a point lying on the easterly margin of General Forrest Court, said point being further described as being the common corner of John
Wagster as of record in Book 4389, Page 545, Register's Office of Davidson County, Tennessee and Michael Noel property, thence leaving the said margin of General Forrest Court and running with the common line of Noel and Wagster south 80 degrees, 22 minutes, 02 seconds east a distance of 280.00 feet to a point; thence leaving said common line and running as follows: south 10 degrees, 53 minutes west a distance of 40.78 feet to a point in creek; thence running with creek as follows: north 85 degrees, 38 minutes, 46 seconds west a distance of 28.86 feet to a point; thence north 76 degrees, 23 minutes, 24 seconds west a distance of 216.50 feet to a point; thence north 77 degrees, 45 minutes, 22 seconds west a distance of 35.05 feet to a point lying on the easterly margin of General Forrest Court; thence running with said margin in a northerly direction around a curve, having a radius of 588.63 feet, to the left-a distance of 26.82 feet to the point of beginning, containing 0.23, more or less, acre.

Being the same property conveyed to MICHAEL D. NOEL AND WIFE, MARILYNN MASON NOEL, by deed from JOHN W. WAGSTER AND WIFE, LYNDA W. WAGSTER, of record in Book 8241, page 610, dated November 12, 1990, said Register's Office. MICHAEL D. NOEL having died on or about September 8, 2025, leaving MARILYNN MASON NOEL as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 145-13-0-037.00 and 145-13-0-043.00.

Matters shown on the Plan of record in Plat Book 3700, page 65 and Plat Book 5200, page 210, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7515, page 301 and Book 7529, page 955, said Register's Office.

This is improved property located at 5308 General Forrest Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of May, 2026.

Marilynn Mason Noel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilynn Mason Noel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

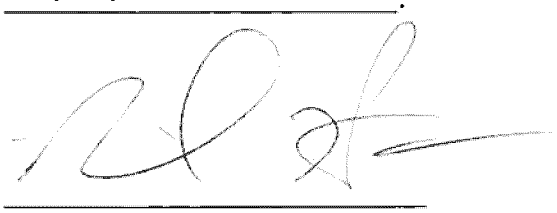
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Certificate of Authenticity

I, Nick Harris, 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 5/28/26.



Affiant Signature

5/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of May, 2026.



Notary's Signature

My Commission Expires: 3/9/27

Date

