Karen Johnson Davidson County
Batch# 1429485 DEEDWARR
06/08/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260608-0051512

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me this 3rd day of June, 2026.

Notary Public
My commission expires: 2-27-28

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Tyrone Pickraum and Waynesha Winters	JPMorgan Chase Bank, N.A.	135-14-0B-061-00
705 Elderberry Court	3415 Vision Drive	
Nashville, TN 37217	Columbus, OH 43219	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kurt R. Pickraum, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tyrone Pickraum, an unmarried man, and Waynesha Winters, an unmarried woman, as joint tenants with right of survivorship** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 60, on the Plan of Ransom Place, Section Two, Phase Two, as of record in Plat Book 7900 Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kurt R. Pickraum and wife, Lisa Pickraum by deed from Deborah L. Rucker, an unmarried woman, of record in Instrument No. 20051004-0119610, Register's Office for Davidson County, Tennessee, and dated September 30, 2025. Lisa Pickraum conveyed her interest to Kurt R. Pickraum by Quitclaim Deed of record in Instrument No. 20110502-0033372, Register's Office for Davidson County, Tennessee, and dated April 1, 2011.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2 All matters appearing on the plan of Ransom Place of record in Plat Book 7900 Page 526 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 7867, Page 81 and amended in Instrument No. 20211021-0141293 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 705 Elderberry Court, Nashville, TN 37217

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 3rd day of June, 2026.

Kurt R. Pickraum

STATE OF Florida
COUNTY OF Volusia

On this 3rd day of June, 2026, before me personally appeared Kurt R. Pickraum, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2026.

Notary Signature
My commission expires: 6-22-2029

ADRIENNE J. BROWN
Notary Public - State of Florida
Commission # HH 690445
My Comm. Expires Jun 22, 2029
Bonded through National Notary Assn.

I, Amy Cross Nance, 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 this 3 day of June 2026

Dated 6-5-, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 3rd day of June, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL