Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0136

Karen Johnson Davidson County
Batch # 1433265 DEEDWARR
06/15/2026 09:15:13 AM 2 pgs
Fees: $13.00 Taxes: $357.67
20260615-0053813

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,668.26

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of June, 2026

Notary Public

Commission Expires: 7/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Tomes 928 South 13th Court Nashville, TN 37206	New Owners	094-05-0-063.00

WARRANTY DEED

FOR AND IN 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/WE,

Tony Tomes, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Tomes, an unmarried man

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 Lot No. 99 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 99 fronts 52.96 feet on the northwesterly margin of South 13th Court and extends back 102.9 feet on the southwesterly line and 103.7 feet on the northeasterly line, to a broken line in the rear, measuring 52.10 feet thereon.

BEING the same property conveyed to Daniel Pearson Eldridge and Dora L. Jones, by Installment Deed from Edwin B. Raskin and wife, Rebecca K. Raskin, dated 11/8/1971 and recorded 11/15/1971 in Book 4553, Page 157, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Dora Loduska Jones Eldridge by Final Decree of Divorce, Case No. 96816, divesting property out of Daniel Eldridge, dated 10/3/1979 and recorded 8/29/1983 in Book 6124, Page 993, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Tony Tomes and Dora Tomes, husband and wife, as tenants by the entirety, by Quitclaim Deed from Dora Tomes f/k/a Dora Loduska Jones Eldridge, dated 8/27/2004 and recorded 9/7/2004 in Instrument No. 20040907-0107394, Register's Office for Davidson County, Tennessee.

The said Dora Tomes has since died on 9/1/2019, leaving Tony Tomes as the surviving spouse and tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 926 South 13th Court, Nashville, TN 37206

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

Dated this the 12th day of June, 2026.

Tony Tomes

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of June, 2026.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8-1-28