WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson
Batch # 1452554
07/29/2026 02:00:38 PM
Fees: $13.00 Taxes: $1,979.50
20260729-0069869

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dina Barton	**Same As New Owner**	
(NAME)	(NAME)	
4629 Sandy Creek Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRIFFIN EILBECK AND GABRIELLE NESI EILBECK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DINA BARTON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 47, as shown on the map entitled Stonemeade, Section III, of record in Plat Book 7900, page 478, 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 Griffin Eilbeck and Gabrielle Nesi, husband and wife as joint tenants by Warranty Deed from Carol Ann Eskridge, married of record in Instrument No. 20211029-0145524 Register's Office for Davidson County, Tennessee, dated October 21, 2021 and recorded on October 29, 2021.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4629 Sandy Creek Rd, Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th DAY OF JULY, 2026.

Griffin Eilbeck

Gabrielle Nesi Eilbeck

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Nassau

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

Witness my hand and official seal, this the ~~28th~~ 27th of July, 2026.

Notary Public
My Commission Expires: 10/12/2029
(SEAL)

COLIN C WINTERS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WI6423268
Qualified in Nassau County
My Commission Expires 10-12-2029

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Nassau

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIELLE NESI EILBECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~28th~~ 27th of July, 2026.

Notary Public
My Commission Expires: 10/12/2029
(SEAL)

COLIN C WINTERS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WI6423268
Qualified in Nassau County
My Commission Expires 10-12-2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212