BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 823385 DEEDWARR
03/16/2022 01:24:37 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20220316-0030800

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $425,000.00 Affiant Subscribed and sworn to before me This 15th day of March 2022. Notary Public My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Elliott Development, LLC **3844 S Mt. Juliet Rd** **Hermitage, TN 37076**	New Owner	90-15 / 118

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Betty G. Henley, Trustee of the Survivor's Trust TUA dated August 5, 2006**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Elliott Development, LLC,** a Tennessee limited liability company, (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1017 on the Plan of Charlotte Park, Section 13, of record in Book 2900, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 1017 fronts 80.0 feet on the Northeasterly side of Starliner Drive and extends back 130.5 feet on the Northwesterly line and 160.8 feet on the Southeasterly line to a broken line in the rear on which it measures 88.6 feet.

Being the same property conveyed to Horace U. Henley and wife, Betty G. Henley, by Warranty Deed from Roy C. Johnson, an unmarried man, of record in Book 5464, Page 30, in the Register's Office for Davidson County, Tennessee, dated June 21, 1979 and recorded on July 12, 1979.

Being the same property conveyed to Horace U. Henley and wife, Betty G. Henley, Trustees of the Henley Joint Revocable Living Trust Agreement U/A/D June 27, 2006, by Quitclaim Deed from Horace U. Henley and wife, Betty G. Henley, individually, of record in Instrument No. 20060712-0083913, in the Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 12, 2006. Horace U. Henley has since died and Betty G. Henley is the sole surviving Trustee and is authorized by the Trust Agreement to execute deeds and convey property owned by the trust, without joinder of any beneficiary.

Being the same property conveyed to Betty G. Henley, Trustee, Survivor's Trust TUA dated August 5, 2006, by Quitclaim Deed from Betty Henley, Trustee of the Henley Joint Revocable Living Trust Agreement U/D/A dated June 27, 2006, of record in Instrument No. 20191223-0132038, in the Register's Office for Davidson County, Tennessee, dated November 30, 2019 and recorded on December 23, 2019.

This is improved property known as 542 Starliner Drive, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 09015011800.
2. Subject to all matters on Plat Book 2900, Page 142 & 143, said Register's Office.
3. Sewage System Agreement between Consolidation Development and the City of Nashville, recorded in Book 2593, Page 566, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself as Trustee, her successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of March 2022.

GRANTOR:
Survivor's Trust TUA dated August 5, 2006

By: Betty G. Henley, Trustee
Betty G. Henley, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **Betty G. Henley, Trustee of the Survivor's Trust TUA dated August 5, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Trustee of the Survivor's Trust TUA dated August 5, 2006**, and as such **Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf **of the Survivor's Trust TUA dated August 5, 2006,** the within named bargainor, and that she, as **Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the Survivor's Trust TUA dated August 5, 2006 by herself as Trustee**.

Witness my hand and seal, at Nashville, TN, this 15th day of March 2022.

Sarah E. Jones
Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County SJ