BOX 10-A

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

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22174

Karen Johnson Davidson County
Batch# 859498 DEEDWARR
05/20/2022 09:46:09 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220520-0058630

Send Tax Bills To:
Elliott Development, LLC
3844 S Mt. Juliet Rd.
Hermitage, TN 37076

MAP/PARCEL: 091-07-0-230.00

New Owner is:
Elliott Development, LLC
5007 Kentucky Avenue
Nashville, Tennessee 37209

WARRANTY DEED

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 is hereby acknowledged, **Evelyn Marie Parrish, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Elliott Development, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 5007 Kentucky Avenue, Nashville, Tennessee 37209

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 914 and 916 in Block No. 138 on the Plan of No. 1 in the Town of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Evelyn Marie Parrish and husband, Frank Joseph Parrish by Warranty Deed from James R. Foriest, a single man, dated 4/14/2006 and recorded 4/20/2006 in Instrument No. 20060420-0045382, Register's Office for Davidson County, Tennessee. Said Frank Joseph Parrish died July 17, 2016 leaving Evelyn Marie Parrish, unmarried, as sole surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of May, 2022.

GRANTOR:

Evelyn Marie Parrish

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Evelyn Marie Parrish**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of May, 2022.

NOTARY PUBLIC
My Commission Expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY