BOX 10-A

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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848652

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $720,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2024.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch # 1188305 DEEDWARR
10/01/2024 10:40:08 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20241001-0075906

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elliott Development, LLC 2208 Castleman Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0-066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David K. Wheaton, unmarried, and Constance Ellis, unmarried, joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elliott Development, LLC, a Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled B.N. Stammer Subdivision, of record in Plat Book 1424, page 23, 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 DAVID K. WHEATON, by deed from PAUL L. RIGGAN, of record in Instrument No. 20100614-0045663, dated June 11, 2010, said Register's Office.

DAVID K. WHEATON conveyed to W. AARON FORTNER, AS TRUSTEE, who conveyed to DAVID K. WHEATON AND CONSTANCE ELLIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed of record as Instrument No. 20150611-0055531, dated June 11, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 131-01-0-066.00.

Matters shown on the Plan of record in Plat Book 1424, page 23, said Register's Office.

This is improved property located at 2208 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2024.

by David K. Wheaton by Constance Ellis his attorney-in-fact

David K. Wheaton by Constance Ellis, his Attorney-in-Fact

Constance Ellis

Constance Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for David K. Wheaton and that she is authorized by David K. Weaton to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of September, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires: _____