BOX 10-A

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

WARRANTY DEED

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF MAY, 20 25

M. L. Schodrosk
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ellis Real Estate LLC, a Tennessee Limited Liability Company	Same as Owner	102 15 0 076 00
(NAME)	(NAME)	
742 Templeton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HOLLY THOMPSON WALDROP AND CHRISTOPHER ALLEN WALDROP, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIS REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 258 on the plan of BROOK MEADE, SECTION 7, of record in Plat Book 2331, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly Thompson Gray, an unmarried person, by Warranty Deed from George W. Yokley, III and Lori T. Yokley, Husband and Wife, of record in Book 8289, Page 585, in the Register's Office of Davidson County, Tennessee, dated January 29, 1991 and recorded on February 08, 1991.

The said Holly Thompson Gray has since married and is now known as Holly Thompson Waldrop. Christopher Allen Waldrop, husband of Holly Thompson Waldrop, joins in the execution of this instrument for the purpose of conveying marital interest in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch # 1270403 DEEDWARR
05/08/2025 09 53 48 AM 2 pgs
Fees $13 00 Taxes $3,034 00

20250508-0036024

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 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 hand this 7TH day of May, 2025

HOLLY THOMPSON WALDROP

CHRISTOPHER ALLEN WALDROP

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Holly Thompson Waldrop and Christopher Allen Waldrop, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 7TH day of May, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public