Karen Johnson Davidson County
Batch# 1342808 DEEDWARRSP
11/07/2025 12:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251107-0088921

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Henry Ellis & Flory Daugherty Ellis
6213 Turnberry Drive
Fort Worth, TX 76132-4520

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Henry and Flory Ellis, Co-Trustees, Ellis Davidson County Property Trust 6213 Turnberry Drive Fort Worth76132	John W. Ellis, Jr. and Julie E. S. Hill 500 North Broadway, Ste 201 Jericho, NY 11753	042 12 0 073.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Henry Bone Ellis** (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **Henry B. Ellis and Flory Daugherty Ellis, Co-Trustees, Ellis Davidson County Property Trust**, a revocable trust (the "Grantee"), Grantor's undivided one-third interest in that certain real property in Davidson County, Tennessee, passed to him in the Last Will and Testament of the Last Will and Testament of Mary Virginia King Gee, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The address of the property is 331 Gallatin Pike North, Nashville, TN 37115.

TO HAVE AND TO HOLD said property, together with all buildings, structures, fixtures and improvements thereon, and all appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds himself and his heirs, devisees, legatees, beneficiaries, legal representatives, and assigns to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to validly existing and enforceable rights, interests, and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with the Property (herein collectively called the "*Encumbrances*").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantees and Grantees' successors and assigns, forever; and Grantor does hereby bind himself and his heirs, devisees, legatees, beneficiaries, legal representatives, and assigns to WARRANT AND FOREVER DEFEND all and singular the

Property, subject to the Encumbrances, unto Grantees, Grantees' successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed effective as of November 4, 2025.

GRANTOR:

Henry B. Ellis

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me by **Henry B. Ellis** on November 4, 2025.

PHILLIP W. McCRURY
Notary Public
STATE OF TEXAS
Notary ID # 5280108
My Comm. Exp. January 2, 2027

Notary Public, State of Texas

Deed prepared by:
Phillip W. McCrury, Esq.
Kelly Hart & Hallman LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102

#4356812v1

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

Land in the 11th Civil District of Davidson County, Tennessee described as follows:

Beginning at the northwest corner of the Gallatin Road and Hall's Lane Section of Old Hickory Boulevard; thence with the westerly margin of the Gallatin Road, north 11 degrees 34' east 582 feet to the southerly line of lot No. 1 on the Map of the Division of the Gee lands, as of record in book 332, page 74, Register's Office for said County; thence with said line, north 66 degrees 55' west 408.8 feet to an iron pin; thence north 88 degrees 04' west 510 feet to the line of the Louisville & Nashville Railroad; thence with said line south 16 degrees 59' west 731.3 feet to the northerly margin of Hall's Lane Section of Old Hickory Boulevard; thence with same eastwardly 983.4 feet to the beginning. The northerly 182 feet front and 200 feet rear (4.8 acres, more or less) of said property being the same real property conveyed to Harvey Gee and wife, Mary Virginia Gee, by deed from Elizabeth Gee and husband, dated April 9, 1938, filed December 30, 1938, and recorded in book 1101, page 99, said Register's Office; and the southerly part of said property being part of the real property devised to Smith H. Gee, for life, with remainder to S. H. Gee, Jr. by will of Sophie Elizabeth Gee, deceased, of record in Will Book 59, page 12, County Court for said County, the said Smith H. Gee having since died. The said Harvey Gee and S. H. Gee, Jr., and Smith Harvey Gee, Jr. being one and the same person.

Tennessee Certification of Electronic Document

I, Phillip W. McCrury, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 4, 2025 (date of document).

Affiant Signature

Nov 6, 2025
Date

State of Texas

County of Tarrant

Sworn to and subscribed before me this 6th day of November, 2025.

Susan Gilmore
Notary's Signature

MY COMMISSION EXPIRES: 9/29/27

NOTARY'S SEAL

