WARRANTY DEED

Karen Johnson
Batch # 1351758
12/01/2025 09 53 59 AM
Fees $13 00 Taxes $3,607 50

Davidson County
DEEDWARR
2 pgs

20251201-0094872

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

KEVIN MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF November, 2025

Notary Public

My Commission Expires 10/4/27

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
May Construction TN LLC, a Tennessee Limited Liability Company	NEW OWNER	
(NAME)	(NAME)	160-00-0-077-00
8011 Brooks Chapel Road, Ste 2861		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **COLIN ELLIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAY CONSTRUCTION TN 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. 2 on the Plan of the Re-Subdivision of Lots 25, 24, and part of Lot 23, Brentwood Garden Subdivision, of record in Plat Book 4715, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wilbur G. Streams and wife, Edith D. Streams by Warranty Deed from James W. Foster, unmarried of record in Instrument No. 20060609-0068451 Register's Office for Davidson County, Tennessee, dated June 08, 2006. Wilbur G. Streams died on February 3, 2025, vesting title solely in Edith D. Streams as the surviving tenant by the entirety.

Being the same property conveyed to Colin Ellis by Warranty Deed from JDuck, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20251121-0093391 **Register's Office for Davidson County, Tennessee, dated** November 21, 2025.

Being the same property conveyed to May Construction TN LLC, a Tennessee Limited Liability Company by Warranty Deed from Colin Ellis, of record in Instrument No. 20251124-0093690 **Register's Office for Davidson County, Tennessee, dated** November 21, 2025.

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.

unimproved _
This is improved x property, known as 5617 Cloverland Drive, Brentwood, TN 37027
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said 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 21st day of November, 2025

COLIN ELLIS

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 Colin Ellis, 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 21st day of November, 2025.

Commission expires

D DYLAN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public