BOX 10-A

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

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DEKALB}

The actual consideration or value, whichever is greater for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me
This 3 day of December 2025.

Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Karen Johnson Davidson County
Batch # 1354513 DEEDWARR
12/05/2025 10 06 53 AM 4 pgs
Fees $23 00 Taxes $2,405 00

20251205-0096767

Address New Owners as:	Tax Bill To:	Map / Parcel
Colin Ellis 2710 Eastland Ave Nashville, TN 37206	New Owner	084.000 024.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

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 are hereby acknowledged, **A. Michelle Poss, Administrator of the Estate of Carol Van Heltebrake,** (hereinafter collectively referred to as "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Colin Ellis, a single man** (hereinafter referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 of Knowles & Miller Subdivision, of record in Book 4300, Page 126, said Register's Office, to which reference is hereby made for a more complete and accurate description therefore.

Being the same property conveyed to Mary Jo Van Heltebrake by Warranty Deed from Bob G. Jackson and wife, Joann W. Jackson, of record in Book 6930, Page 924, Register's Office for Davidson County, Tennessee, dated July 17, 1986 and recorded on July 28, 1986.

Being the same property conveyed to Carol J. Van Heltebrake, a married person, by Quit Claim Deed from Mary Jo Van Heltebrake, of record in Book 8672, Page 747, Register's Office for Davidson County, Tennessee, dated May 21, 1992 and recorded on July 9, 1992.

Also being the same property conveyed to Patricia Ann Van Heltebrake a/k/a Trish Ann Van Heltebrake by Quit Claim Deed from Carol J. Van Heltebrake, of record in Instrument Number 20031009-0149873, Register's Office for Davidson County, Tennessee, dated October 3, 2003 and recorded on October 10, 2003.

Also being the same property conveyed to Carol Ann Van Heltebrake a/k/a Kitsi Lynn Margo by Quit Claim Deed from Carol J. Van Heltebrake, of record in Instrument Number 20031009-0149874, Register's Office for Davidson County, Tennessee, dated October 3, 2003 and recorded on October 10, 2003.

Also being the same property conveyed or pertaining to a certain Deed of Correction, of record in Instrument Number 20100303-0016388, Register's Office for Davidson County, Tennessee, dated March 3, 2010 and recorded on March 3, 2010.

Also being the same property conveyed or pertaining to a certain Deed of Correction, of record in Instrument Number 20100303-0016389, Register's Office for Davidson County, Tennessee, dated March 3, 2010 and recorded on March 3, 2010.

Being the same property conveyed to Patricia Ann Van Heltebrake a/k/a Trish Ann Van Heltebrake, and Carol Lynn Magro a/k/a Kitsi Lynn Magro, by Correction Quit Claim Deed from Carol J. Van Heltebrake, a widowed person, of record in Instrument Number 20100330-0023753, Register's Office for Davidson County, Tennessee, dated March 20, 2010 and recorded on March 30, 2010.

The said Carolyn Van Heltebrake a/k/a Carolyn J. Van Heltebrake a/k/a Carolyn G. Van Heltebrake passed away on or about March 17, 2024, and there is a pending Probate Case Number 24P1071, Davidson County, Tennessee.

This is an improved property commonly known as 2710 Eastland Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. 2026 taxes, a lien not yet due and payable for Davidson County, Tennessee.
3. Easement to Metropolitan Government of Nashville & Davidson County of record in Book 9542, page 10, said Register's Office.
4. Any and all matter appearing on the plan of record in Book 4300, page 136, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever

Witness my hand this 3 day of December 2025.

Grantors:
Estate of Carol Vanheltebrake

By: Michelle Poss, as Administrator

[Notary Block on Next Page]

STATE OF TENNESSEE}
COUNTY OF DEKALB}

Before me, the undersigned of the state and county mentioned, personally appeared, Michelle Poss, Administrator for The Estate of Carol Vanheltebrake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator for the Estate of Carol Vanheltebrake, and as such Administrator acknowledged that she is authorized to execute the foregoing instrument on behalf of the Estate of Carol Vanheltebrake, the within named bargainor, and that she as such Administrator, executed the foregoing instrument for the purpose therein contained, by signing the name Michelle Poss as Administrator.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of December, 2025.

Josephine R. Clark
Notary Public

My Commission Expires: 1.24.29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029