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

Karen Johnson
Batch # 1354513
12/05/2025 10 06 53 AM
Fees $13 00 Taxes $2,664 00

Davidson County
DEEDWARR
2 pgs

20251205-0096768

# WARRANTY DEED

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

BOX 10-A

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 3 DAY OF DECEMBER, 2025

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 |
|---|---|---|
| Woodycrest Homes, LLC | Same | |
| (NAME) | (NAME) | |
| 2710 Eastland Ave | | 084-00-0-024 00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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, **COLIN ELLIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODYCREST HOMES, LLC**, 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 Knowles and Miller Subdivision of record in Plat Book 4300, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**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.**

JW2025-1536

**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.**

**Being the same property conveyed to Colin Ellis by Warranty Deed of record in Instrument No. 20251205-0096767, Register's Office for Davidson County, Tennessee.**

**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 2710 Eastland Ave, Nashville, TN 37206
(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 31st day of December, 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 31st day of December, 2025.

Commission expires

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

Notary Public

JW2025-1536