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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1355381
12/08/2025 02 41 10 PM
Fees $13 00 Taxes $3,626 00

Davidson County
DEEDWARR
2 pgs

20251208-0097623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF NOVEMBER 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

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
768 Georgetown, LLC	Same as New Owner	
(NAME) 768 Georgetown Dr	(NAME)	115-03-0-073 00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **768 GEORGETOWN, 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. 16 on the Plan of Crest Meade, Section I, as of record in Book 2331, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald M. Grindle, Jr. and wife, Connie S. Grindle by Warranty Deed from Charles P. Hollocker and wife, Cynthia L. Hollocker of record in Book 7801, Page 660, Register's Office for Davidson County, Tennessee, dated October 29, 1988 and recorded on March 27, 1989.

Being the same property conveyed to Colin Ellis, a married man by Warranty Deed of record in Instrument No. 20251208-0097622 , Register's Office for Davidson County, Tennessee. This was never the marital residence of the Grantor.

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 768 Georgetown Dr, Nashville, TN 37205
(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

JW2025-1462

Witness my hand this 25 day of November, 2025

COLIN ELLIS

STATE OF TENNESSEF
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 25 day of November, 2025

Commission expires·

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 26, 2029
COUNTY OF WILLIAMSON

Notary Public

JW2025-1462