THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1368018 DEEDWARR
01/09/2026 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260109-0002310

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Samuel Ellis 141 Harris Street Nashville, TN 37115	New Owner	043-13-0-249.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **AB Property LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Ellis, an unmarried man and Robert Ellis, Jr, anunmarried man,** hereinafter called the Grantee(s), and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 72 and 73 in the Madison Realty Company's Subdivision, as shown of record in Book 547, page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 72 and 73 adjoin and front together 100 feet on the northerly side of Harris Avenue. The eastern line runs from the front 107 feet back to a dead line. The western line runs from the front 112 feet back to said dead line. The said rear dead line is 100 feet.

Being the same property conveyed to AB Property LLC, by Warranty Deed from Ralph F. Hamilton, of record in Instrument No. 20130603-0055685, dated May 30, 2013 and recorded June 3, 2013, Register's Office for Davidson County, Tennessee.

This is property commonly known as 141 Harris Street, Nashville, TN 37115*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 the hands of the Grantor's representatives below, this 8th day of January, 2026:

AB PROPERTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: x _____

Name: Brad Singer

Title: Member

By: x _____

Name: Amy Singer

Title: Member

STATE OF Florida)
COUNTY OF Palm Beach)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brad Singer and Amy Singer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Members** of **AB Property LLC, a Tennessee Limited Liability Company**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **AB Property LLC, a Tennessee Limited Liability Company** for the purposes therein contained.

Witness my hand and official seal on this the 8th day of January, **2026**:

_____
NOTARY PUBLIC

My Commission Expires: 2/20/2028

CAROLYN A MONROE
Notary Public - State of Florida
Commission # HH 477601
My Comm. Expires Feb 20, 2028
Bonded through National Notary Assn.

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$600,000.00**:

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 9 DAY OF **January, 2026**:

_____
Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 9, 2026.

Affiant Signature

1/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY