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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1384826
02/24/2026 10:37:11 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20260224-0014472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF FEBRUARY, 2026.

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

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
Chance Alford and Josh Donnell	Same as New Owner	
(NAME)	(NAME)	
125 Commerce Drive		102-03-0-109.00
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **ELLIS REAL ESTATE, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANCE ALFORD AND JOSHUA DONNELL**, 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. 1235, on the Plan of Charlotte Park, Section 18, as shown on plat of record in Plat Book 3600, page 51 and 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to De Van Huynh and wife, Qua Thi Le and Tan Van Huynh, unmarried and Phu Thi / Huynh, unmarried by Warranty Deed from Robert E. Turner and wife, Judy D. Turner of record in Book 11152, Page 57, Register's Office for Davidson County, Tennessee, dated September 28, 1998 and recorded on October 12, 1998 and Re-Recorded Warranty Deed recorded on December 08, 1998, of recorded in Book 11242, Page 621.

Being the same property conveyed to Tan V. Huynh, unmarried and Lai T. Le, unmarried, as joint tenants with rights of survivorship and not as tenants in common by Quitclaim Deed from De Van Huynh and wife, Que Thi Le and Tan Van Huynh, unmarried, and Phu Thi Huynh, unmarried of record in Instrument No. 20031104-0161438 Register's Office for Davidson County, Tennessee, dated October 17, 2003 and recorded on November 04, 2003.

Being the same property conveyed to Ellis Real Estate, LLC by Warranty Deed of record in Instrument No. 20260224-0014471, 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.

JW2026-202

unimproved
This is improved x property, known as 6547 Marauder Dr., Nashville, TN 37209

(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 20th day of February, 2026

ELLIS REAL ESTATE, LLC

BY: _____

COLIN ELLIS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Colin Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Ellis Real Estate, LLC, and that he as such Member of Ellis Real Estate, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Ellis Real Estate, LLC.

Witness my hand and official seal this 20th day of February, 2026.

Commission expires:

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

_____
Notary Public

JW2026-202