BOX 10-A

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF Tennessee
COUNTY OF Davidson.
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 4/21/2026

M. L. Schodrosk

NOTARY PUBLIC
MY COMMISSION EXPIRES 02/03/2030

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
2540 Madison Street, Suite F
Clarksville, TN 37043
File # 5067-26LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ellis Real Estate, LLC	SAME	102-14-0-058
1770 Forsyth Park Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Donald C. Potts, Successor Trustee of Elmer C. Potts Living Trust dated April 22, 2019

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellis Real Estate LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

The Real Property in Davidson County, State of Tennessee, and more Particularly Described as follows:

Karen Johnson Davidson County
Batch # 1411030 DEEDWARR
04/24/2026 09:29:47 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20260424-0034848

Land in Davidson County, Tennessee, being Lot No. 93, Section II, Crest Meade Subdivision, as of record in Book 2331, Page 152, Register's Office for said County.

Said Lot No. 93 fronts 150 feet on the Easterly side of Alfred Drive, and runs back 162 feet on the Northerly line and 160.2 feet on the Southerly line, to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Elmer C. Potts, Trustee of the Elmer C. Potts Living Trust dated April 22, 2019, by Quit Claim Deed from Elmer Carl Potts and Sarah Potts, by Elmer Potts, her attorney-in-fact, dated 04/22/2019, and recorded on 04/26/2019, of record in Instrument No. 20190426-0038734 , in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Elmer Carl Potts and wife, Sarah Potts, by Warranty Deed from Kenneth H. Sadler and wife, Mary N. Sadler, dated 08/20/1976, and recorded on 08/23/1976, of record in Book 5059, Page 688, in the Register's Office for Davidson County, Tennessee.

This is property known as 1212 Alfred Drive Nashville, TN 37205

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 4/20/2026

ELMER C. POTTS LIVING TRUST DATED APRIL 22, 2019

By: _____
Donald C. Potts, Successor Trustee

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Donald C. Potts, Successor Trustee of Elmer C. Potts Living Trust dated April 22, 2019, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 4/20/26.

_____
NOTARY PUBLIC
My Commission Expires: 7/25/26

