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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1424940 DEEDWARR
05/26/2026 11:10:43 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20260526-0047466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 02/03/2030
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SCHMOROSKI
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

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
Ellis Real Estate, LLC	Same as Owner	
(NAME)	(NAME)	
2621 Woodberry Dr		096 05 0 138.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **HOWARD STEVEN ANDERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 168 on the Plan of WOODBERRY PARK, as of record in Plat Book 2133, Pages 117-119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Barbara N. Anderson and Howard M. Anderson, husband and wife, and Howard S. Anderson, unmarried, by Warranty Deed from W. E. Hughes and wife, Mary V. Hughes, of record in Instrument No. 20010620-0065507, in the Register's Office of Davidson County, Tennessee, dated May 31, 2001 and recorded on June 20, 2001. The said Howard M. Anderson died on November 16, 2002, leaving Barbara N. Anderson as his tenant by the entirety. Barbara N. Anderson died intestate on February 16, 2007, and her interest passed to her sole heir at law, her surviving son, Howard Steven Anderson. See Affidavit of Heirships recorded in Instrument No. 20070316-0032577 and Instrument No. 20250207-0009357 and Instrument No. 20250207-009358, of record in the Register's Office for Davidson County, Tennessee.

Howard Steven Anderson and Howard S. Anderson are the same person referenced in Warranty Deed of record in Instrument No. 20010620-0065507, in the Register's Office for Davidson County, Tennessee.

Michelle Dube hereby signs as Attorney-in-Fact for Howard Steven Anderson. Said Power of Attorney is of record Instrument No. 20260526-0047465 in the Registers 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 2621 Woodberry Dr, Nashville, TN 37214
(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 22 day of May, 2026

Howard Steven Anderson by Michelle Dube Atty-in-Fact
Howard Steven Anderson by Michelle Dube
as his Attorney in Fact

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 Michelle Dube, to me known to be the person who executed the foregoing instrument on behalf of Howard Steven Anderson and acknowledged that she executed the same as the free act and deed of Howard Steven Anderson.

Witness my hand and official seal this 22 day of May, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

Notary Public