Karen Johnson Davidson County
Batch# 1426750 DEEDWARR
05/29/2026 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20260529-0048876

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611423

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of May, 2026.

Notary Public
My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of May, 2026, among:

ELLIS REAL ESTATE LLC

A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NASHVILLE METRO HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

its successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, 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, wife and husband and Howard S. Anderson, unmarried by deed from W. E. Hughes and wife, Mary V. Hughes, dated May 31, 2001, of record in Instrument No. 20010620-0065507, Register's Office for Davidson County, Tennessee. The said Howard M. Anderson having since died on November 16, 2002, leaving Barbara N. Anderson as surviving tenant by the entirety. The said Barbara N. Anderson having since died intestate on February 16, 2007, and pursuant to Affidavits of Heirship of record in Instrument Nos. 20250207-0009357 and 20250207-0009358, Register's Office for Davidson County, Tennessee, her sole heir at law being Howard Steven Anderson.

Being the same property conveyed to Ellis Real Estate LLC by deed from Howard Steven Anderson, Unmarried dated May 22, 2026 of record in Instrument No. 20260526-0047466, Register's Office for Davidson County, Tennessee.

Being also known as 2621 Woodberry Drive, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ellis Real Estate LLC

BY: _____

Colin Ellis, Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, 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 the ***Member*** of ***Ellis Real Estate LLC***, and that he as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Member***.

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

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 2621 Woodberry Drive
City, State, Zip: Nashville, TN 37214

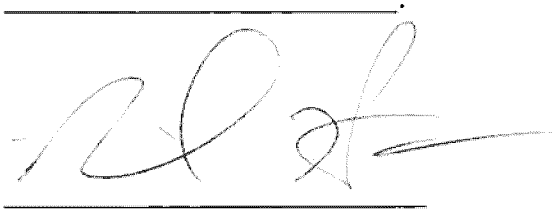
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 2621 Woodberry Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 096-05-0-138.00

Certificate of Authenticity

I, Nick Harris, 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 **May 22,2026**.



Affiant Signature

5/22/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **May**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

