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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1456066 DEEDWARR
08/06/2026 09:15:19 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20260806-0072336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

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 New Owner	
(NAME)	(NAME)	
1805 Martin St		105-11-0-098.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **E & K LUSKY REVOCABLE LIVING TRUST**, 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:

Property located in Davidson County, Tennessee:

Being Lot No. 2, on the Plan of Arlyne Heights, of record in Plat Book 1424, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ed Lusky by Cash Deed for Tennessee Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 10274, Page 344, Register's Office for Davidson County, Tennessee, dated November 22, 1996 and recorded on December 02, 1996.

Being the same property conveyed to Ed Lusky, and wife Karen Lusky by Quitclaim Deed from Ed Lusky of record in Book 10312, Page 763, Register's Office for Davidson County, Tennessee, dated November 22, 1996 and recorded on January 07, 1997.

Being the same property conveyed to E & K Lusky Revocable Living Trust by Quitclaim Deed from Ed Lusky and wife, Karen Lusky of record in Instrument No. 20130319-0026935 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on March 19, 2013.

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 1805 Martin St, Nashville, TN 37203
(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 5th day of August, 2026

E & K LUSKY REVOCABLE LIVING TRUST

BY: _____

EDWARD LUSKY, TRUSTEE

BY: Karen Lusky

KAREN LUSKY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Edward Lusky and Karen Lusky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Trustees of The E & K Lusky Revocable Living Trust and executed the within instrument as such Trustees.

Witness my hand and official seal this 5th day of August, 2026.

Commission expires:

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

_____
Notary Public

JW2026-783