BOX 10-A

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

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1456072 DEEDWARR
08/06/2026 09:19:44 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20260806-0072341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LILIAN 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
Split Rock Development, LLC	Same as New Owner	
(NAME) 245 33rd Ave North	(NAME)	105-11-0-098.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPLIT ROCK DEVELOPMENT, 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.

Being the same property conveyed to Ellis Real Estate, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20260806-0072336, 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.

JW2026-937

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

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 5th day of August, 2026.

Commission expires:

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

_____
Notary Public

JW2026-937