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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1466881
09/02/2026 11:28:03 AM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20260902-0081091

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST 2026.

Notary Public

MY COMMISSION EXPIRES:

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

THIS INSTRUMENT PREPARED BY:
Shannon L. Crutcher, Esq.
Bowie Land Title, LLC
2671 Fairview Boulevard, Suite 104
Fairview, Tennessee 37062

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis Real Estate LLC 1770 Forsyth Park Drive Brentwood, TN 37027	New Owner	136 13 0 133.00

FOR AND IN CONSIDERATION of the sum of Ten and No Dollars ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Karolyn J. Kilcrease, unmarried,** hereinafter called Grantor, has this day bargained and sold and by these presents does transfer and convey unto **Ellis Real Estate LLC, a Tennessee Limited Liability Company,** hereinafter called Grantee, its successors and assigns, a certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of EDGE-O-LAKE, SECTION 20-A of record in Plat Book 5200, Page(s) 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Karolyn J. Kilcrease, unmarried, by Warranty Deed from Matthew W. Crabtree and wife, Lauryn Crabtree, of record in Instrument No. 20000613-0058980, in the Register's Office of Davidson County, Tennessee, dated June 08, 2000 and recorded on June 13, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for year 2026 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of EDGE-O-LAKE, SECTION 20-A, as recorded in Plat Book 5200, Page(s) 183.

3. Covenants, Conditions and Restrictions as set forth in Covenants recorded in Book 5460, Page 269, as amended in Book 5496, Page 697.

This conveyance is further subject to (a) all applicable zoning ordinances (b) utility, sewer, drainage and other easements of record, (c) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (d) building restrictions, and (e) other matters of public record.

This is improved property known as 3117 Goodwin Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said tract or parcel of land, with all appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has full power and lawful authority to sell and convey same and that the title thereto is free, clear and unencumbered, unless otherwise herein set out.

Grantor further covenants to forever warrant and defend title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. 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.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on the 11 day of August 2026.

Karolyn J. Kilcrease

Karolyn J. Kilcrease

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Karolyn J. Kilcrease,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who executed the foregoing Instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of August 2026.

NOTARY PUBLIC

My Commission Expires: _____

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON