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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1467754
09/03/2026 10:54:26 AM
Fees: $13.00 Taxes: $721.50
Davidson County
DEEDWARR
2 pgs
20260903-0081741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF September 20 26

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
Goodwin Drive Holdings, LLC, a Tennessee Limited Liability Company	Goodwin Drive Holdings, LLC, a Tennessee Limited Liability Company	
(NAME)	(NAME)	
3117 Goodwin Drive	2525 B Lebanon Pike	136 13 0 133.00
Nashville, TN 37217	(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, **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 **GOODWIN DRIVE HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 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.

Being the same property conveyed to Ellis Real Estate LLC, a Tennessee Limited Liability Company, by Warranty Deed from Karolyn J. Kilcrease, unmarried, of record in Instrument No. 20260902-0081091, in the Register's Office of Davidson County, Tennessee, dated August 26, 2026, and recorded on September, 2026.

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.

unimproved
This is improved x property, known as 3117 Goodwin Dr, Nashville, TN 37217
(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 24th day of August, 2026

Ellis Real Estate LLC,
a Tennessee Limited Liability Company

BY: _____
Colin Ellis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Colin Ellis,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Sole Member** of **Ellis Real Estate, LLC** the within named bargainor, a limited liability company, and that he/she as **Sole Member**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Sole Member** of **Ellis Real Estate, LLC**.

Witness my hand and official seal this 24th day of August, 2026.

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

Commission expires:

_____
Notary Public