BOX 10-A

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

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Karen Johnson Davidson County
Batch # 1477362 DEEDWARR
09/25/2026 09:54:53 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20260925-0088950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 24 day of September, 2026.

Notary Public
My commission expires:

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Jenna Moran 225 Ellington Place Madison, TN 37115	New Owner	051-10-0B-071-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sandra S. Windorfer, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Jenna Moran, an unmarried woman,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 225 Ellington Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 6250 Page 829, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sandra S. Windorfer, unmarried, by deed from Mattie Griggs, unmarried, of record in Book 9985 Page 942, Register's Office for Davidson County, Tennessee, and dated March 19, 1996.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Ellington Place Condominiums of record in Book 6250 Page 829 Register's Office for Davidson County, Tennessee.

3. Subject to the Master Deed, recorded in Book 6984, Page 84, amended in Instrument No. 20090603-0051203 in the official records of the Davidson County Register of Deeds.

4. Charter of Ellington Place Homeowners Association of record in Book 7000 Page 140, amended in Book 7291 Page 203, Book 7780 Page 215, and Book 8270 Page 507 Register's Office for Davidson County, Tennessee.

This property is improved property known as 225 Ellington Place, Nashville, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of September, 2026.

Sandra S. Windorfer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of September, 2026, before me personally appeared Sandra S. Windorfer, to me known to be the person (or persons) described in 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 22nd day of September, 2026.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY