Karen Johnson Davidson County
Batch# 1482437 DEEDWARR
10/08/2026 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261008-0092507

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this September 11, 2026. _____ Comm Exp. _____ Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2028

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SAMUEL M. ELLIS and HANNAH E. ELLIS, Trustees	SWBC Mortgage Corporation	
ELLIS REVOCABLE TRUST dated December 20, 2024	Attn Escrow/Tax Department	83-03-0-183
108 Rosebank Ave.	9311 San Pedro Avenue, Ste. 100	
Nashville, Tennessee 37206	San Antonio, TX 78216	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SAMUEL ELLIS (Grantor), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SAMUEL M. ELLIS and HANNAH E. ELLIS, Trustees of the ELLIS REVOCABLE TRUST dated December 20, 2024 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 3 on the Plan of W. S. Ashworth's Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County.

Being the same property conveyed to SAMUEL ELLIS, married, from EDWARD BRUCE BAXTER, married, by Warranty Deed of record in Instrument Number 20170322-0027848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The property is known as 110 Rosebank Ave., Nashville, TN 37206.

[SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on September 11, 2026.

SAMUEL ELLIS

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 SAMUEL ELLIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 11, 2026.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 11, 2026

9/11/26

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11th day of September 2026.

Notary Public

My Commission Expires: _____

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028