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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240347161**<br><br>Karen Johnson Davidson County<br>Batch# 1131241 DEEDWARR<br>05/06/2024 10:43:30 AM 3 pgs<br>Fees: $18.00 Taxes: $18,130.00<br>20240506-0033045 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $4,900,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of May, 2024.<br><br>Notary Public<br>My Commission Expires: |

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James Sage Trust<br>1128 Duncanwood Drive<br>Nashville TN 37204 | Pinnacle Bank, a Tennessee bank<br>150 3rd Avenue South<br>Ste 1000<br>Nashville, TN 37201 | Tax Parcel ID No.<br>131 04 0 237.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mario Andres Trujillo and Jessalyn Traylor Trujillo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Sage Trust dated October 27, 2017** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, Duncanwood, as shown on plat of record in Plat Book 1424, Page 139, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mario Andres Trujillo and Jessalyn Traylor Trujillo, husband and wife, by Warranty Deed from Michael Kruspe and Sarah Kruspe, husband and wife, of record in Instrument No. 20220601-0063020, in the Register's Office of Davidson County, Tennessee, dated on May 31, 2022 and recorded on June 01, 2022.

Being the same property conveyed to Michael Kruspe and wife, Sarah Kruspe, by Warranty Deed from Shelley A. Duryee, unmarried, of record in Instrument No. 20120703-0058612, in the Register's Office of Davidson County, Tennessee, dated on June 29, 2012 and recorded on July 03, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.

This is improved property located at 1128 Duncanwood Drive Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of May, 2024.

Mario Andres Trujillo

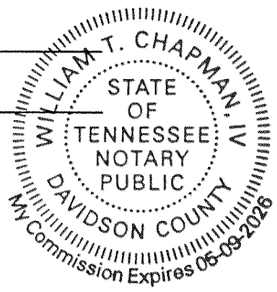
Jessalyn Traylor Trujillo

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mario Andres Trujillo and Jessalyn Traylor Trujillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2024.

Notary Public
My Commission Expires:



**True Copy Certification**

I, **Tammy Carney,** 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 this the 3rd day of May, 2024.

Affiant Signature

Date 5-3-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027