Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149374

Karen Johnson Davidson County
Batch # 1226281 DEEDWARR
01/14/2025 11:18:24 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20250114-0002871

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of January, 2025.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mario Trujillo and Jessalyn Trujillo 2013 Stonehurst Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144 15 0 048.00

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, **Michael McKenzie and Jennifer McKenzie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mario Trujillo and Jessalyn Trujillo, husband and wife**, ("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 No. 416 on the Plan of HILLSBORO PARK, SECTION IV, as of record of Plat Book 2331, Page 142, Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Michael McKenzie and Jennifer McKenzie, husband and wife, by Warranty Deed from James Lewis and Daniela Sartore-Lewis, husband and wife, of record in Instrument No. 20240401-0022192, in the Register's Office of Davidson County, Tennessee, dated March 28, 2024 and recorded on April 01, 2024.

Being the same property conveyed to James Lewis and Daniela Sartore-Lewis, husband and wife, by Warranty Deed from Tammy W. Howell, of record in Instrument No. 20150504-0040304, in the Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded on May 04, 2015.

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 HILLSBORO PARK, SECTION IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, as amended in Book 2603, Page 440, Book 4169, Page 719; as addendum in Book 4207, Page 397 and Book 2596, Page 23, as amended in Book 3836, Page 620.

This is improved property located at 2013 Stonehurst Drive Nashville TN 37215

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 13th day of January, 2025.

Michael McKenzie
By: Chad I. Pearman, Attorney in Fact

Jennifer McKenzie
By: Chad I. Pearman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad I. Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael McKenzie and Jennifer McKenzie and that he is authorized by Michael McKenzie and Jennifer McKenzie to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of January, 2025.

Notary Public

My Commission Expires: _____

