Karen Johnson Davidson County
Batch# 1242889 DEEDWARR
03/04/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $9,805.00
20250304-0016274

**WARRANTY DEED**

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. DH-25-8696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Elliott Rose Trust dated February 17, 2025 | NEW OWNER | |
| (NAME) | (NAME) | |
| 3513 Pleasant Valley Road | | 118-14-0-129.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, I/we, **Thiago Teixeira, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas J. Viall and Natalie J. Stephens, Trustees of The Elliott Rose Trust dated February 17, 2025**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 55 on the Map of Longview Manor, Section 1 and 2, of record in Book 1424, page 127, Register's Office for said County.**

**Said Lot No. 55 fronts 88.0 feet on the Westerly side of Pleasant Valley Road and runs back 228.6 feet on the Northerly line and 211.5 feet on the Southerly line to a dead line, measuring 89.0 feet thereon.**

**Being the same property conveyed to Thiago Teixeira by Warranty Deed from 2K Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230515-0035815 Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 15, 2023.**

**This property is for invetment purposes only and is not subject to marital interest.**

**This is property more commonly known as 3513 Pleasant Valley Road, Nashville, TN 37204.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this ~~18th~~ 25th day of February, 2025.

Thiago Teixeira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~18th~~ 25th day of February, 2025, before me personally appeared Thiago Teixeira, 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 ~~18th~~ 25th day of February, 2025.

D Hardwick

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2027

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 3/4/2025 (date of document).

Affiant Signature

3/4/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

