This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

State of California
County of Ventura

Actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 21st day of May, 2025. by, Kenneth W. Kossoff

Notary Public
My commission expires: 06/25/2027

VICTOR WILEY
Notary Public - California
Ventura County
Commission # 2448239
My Comm. Expires Jun 25, 2027

Karen Johnson Davidson County
Batch# 1279530 DEEDWARR
05/30/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20250530-0042519

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Tripp 519 Williamsburg Dr. Nashville, TN 37214	Same Address as New Owner	121-04-0A-019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH W. KOSSOFF AND DONNA KLUGMAN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE KOSSOFF/KLUGMAN FAMILY LIVING TRUST DATED NOVEMBER 4, 1996 AND ANY AMENDMENTS THERETO**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JONATHAN TRIPP AND KAYLA CHRISTIANSEN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 519 on the Plan of Phase II of Williamsburg Condominiums, which is of record m Plat Book 6250, Page 809, as amended in Plat Book 6900, Page 266, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth W. Kossoff and Donna Klugman, Trustees, or their successors in trust, under the Kossoff/Klugman Family Living Trust dated November 4, 1996 and any amendments thereto, by deed dated 0229/2025, from Kenneth W. Kossoff, a married man, of record in Instrument No. 20250314-0018899, Register's Office for said County.

Also being the same property conveyed to Kenneth W. Kossoff, a married man, by deed dated 02/27/2025, from Kenneth W. Kossoff Successor Trustee of the Kossoff Living Trust dated January 16, 1996, and any amendments thereto, of record in Instrument No. 20250314-0018898, Register's Office for said County.

Also being the same property conveyed to Kenneth W. Kossoff, as Successor Trustee of the Kossoff Living Trust dated January 16, 1996, by deed dated 10/01/2019, from Opendoor Property J LLC, a Delaware Limited Liability Company, of record in Instrument No. 20191018-0107000, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 519 Williamsburg Dr., Nashville, TN 37214.

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/or 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 successors, 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 hand this the 21st day of May, 2025.

THE KOSSOFF/KLUGMAN FAMILY LIVING TRUST DATED NOVEMBER 4, 1996 AND ANY AMENDMENTS THERETO

BY: _____, Trustee
Kenneth W. Kossoff, Trustee

BY: _____, Trustee
Donna Klugman, Trustee

State of California

County of Ventura

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth W. Kossoff and Donna Klugman with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, a trust, and that they, as such trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the trust by the said Kenneth W. Kossoff and Donna Klugman as such trustees.

Witness my hand and official seal this **21** day of **May, 2025**, _____.

My Commission Expires: **06/25/2027**

_____
Notary Public

VICTOR WILEY
Notary Public - California
Ventura County
Commission # 2448239
My Comm. Expires Jun 25, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **5/21/25** (date of document)

5/30/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **30** day of **May**, 202**5**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY