RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283743 DEEDWARR
06/10/2025 09:56:10 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20250610-0045456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paros Group, LLC | Same as New Owner | |
| (NAME) P.O. Box 121986 | (NAME) | 102-15-0-056.00 |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) | |
| (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, **DAVID A. DELL'AQUILA AND MARITA A. DELL'AQUILA, TRUSTEES OF THE DELL'AQUILA TENNESSEE COMMUNITY PROPERTY TRUST DATED NOVEMBER 13, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAROS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, 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. 227 on the Plan of Brook Meade, Section VI of record in Plat Book 2331, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to David A. Dell'Aquila and Marita A. Dell'Aquila by Warranty deed from Kurt Conner & Sons Construction Corporation of record in Instrument No. 20111128-0092148 Register's Office for Davidson County, Tennessee, dated 11/18/2011 and recorded on 11/28/2011. (Value of consideration shown in aforementioned deed $400,000.00.) Being also known as 862 Bressleyn Road Nashville, Tennessee 37205.**

**Being the same property conveyed to David A. Dell'Aquila and Marita A. Dell'Aquila, Trustees of the Dell'Aquila Tennessee Community Property Trust dated November 13, 2013 by Quitclaim deed from David A. Dell'Aquila and Marita A. Dell'Aquila of record in Instrument No. 20131119-0119081 Register's Office for Davidson County, Tennessee, dated 11/13/2013 and recorded on 11/19/2013. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 862 Bressleyn Road Nashville, Tennessee 37205.**

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

JW2025-799

unimproved
This is improved x property, known as 862 Bresslyn Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th day of June, 2025

DELL'AQUILA TENNESSEE COMMUNITY PROPERTY TRUST, DATED NOVEMBER 13, 2013

DAVID A. DELL'AQUILA, TRUSTEE

MARITA A. DELL'AQUILA, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **David A. Dell'Aquila and Marita A. Dell'Aquila**, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of **The Dell'Aquila Tennessee Community Property Trust dated November 13, 2013**, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said **The Dell'Aquila Tennessee Community Property Trust dated November 13, 2013**.

Witness my hand and official seal this 9th day of June, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

JW2025-799