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. 241149331

Karen Johnson Davidson County
Batch # 1285121 DEEDWARR
06/17/2025 09 28 55 AM 2 pgs
Fees $13 00 Taxes $18,500 00
20250617-0047326

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.

AMB
Affiant

Subscribed and sworn to before me, this 16th day of June, 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:
Thomas Tod Nielsen and Allison Hatch Nielsen Revocable Trust 1125 DUNCANWOOD DRIVE NASHVILLE TN 37204	New Owner	Tax Parcel ID No 131-08-0-016.00

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 Trujillo, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Tod Nielsen and Allison Hatch Nielsen Revocable Trust, dated November 10, 2010** ("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 51, Map of DUNCANWOOD, as shown on plat of record in Plat Book 1424, Page 139, in the Registerâ€™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 Trujillo, a married man, by Quit Claim Deed from Tru Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20240701-0049584, in the Register's Office of Davidson County, Tennessee, dated June 26, 2024, and recorded on July 01, 2024.

Being the same property conveyed to Tru Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Jordan Moi and Caitlin Moi, husband and wife, of record in Instrument No. 20240507-0033418, in the Register's Office of Davidson County, Tennessee, dated May 06, 2024, and recorded on May 07, 2024.

Said property was never the primary marital residence of Grantor.

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.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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 .

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1125 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 16th day of June, 2025.

Mario 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 Trujillo, 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.

Witness my hand, at office, this 16th day of June, 2025.

Notary Public
My Commission Expires: _____

