Karen Johnson Davidson County
Batch# 1295754 DEEDWARR
07/10/2025 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250710-0054347

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of July, 2025.

NOTARY PUBLIC

My commission expires:

TAYLOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Alexander A. Trujillo	Novus Home Mortgage	072-05-0-100.00
(NAME)	(NAME)	
3001 Keeling Ave.	115 North Castle Heights Ave. Suite 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lebanon, TN 37087	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kanan Vitolo, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander A. Trujillo, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 51 and 52 on the Plan of Subdivision of the Casper Zopfi Place, of record in Plat Book 332, Page 167, Register's Office for Davidson County, Tennessee, being the northerly 50 feet of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of part of Lot Nos. 51, 52, and 53, of the Casper Zopfi Place, not of record, described, according to survey made by Ben M. Moore, Jr., Surveyor, March 25, 1947, as follows;

Beginning on the easterly margin of Keeling Avenue, at a point 156.2 feet North of the northeast corner of said Avenue, and Trinity Lane, thence with said Avenue northwardly 50 feet to the corner of Lot Nos. 6 and 7; thence with the line between said two lots eastwardly 150 feet; thence southwardly 50 feet; thence north 86 deg. 30 min. west 150 feet to the beginning.

Being the same property conveyed to Kanan Vitolo, unmarried man, by Warranty Deed from Rachel Anna Milligan, now married, of record as Instrument No. 20201202-0140100, in the Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on December 2, 2020.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3001 Keeling Ave., Nashville, TN 37216.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of July, 2025.

Kanan Vitolo

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ mic williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kanan Vitolo, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3/8/2028



My Commission Expires
March 8, 2028

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/9/25.

Celia Stewart Rouse

Affiant Signature

7/9/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY