Karen Johnson Davidson County
Batch# 1311962 DEEDWARR
08/20/2025 09:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250820-0066562

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	PARCEL IDENTIFICATION:
THIRTY AUGUST HOMES LLC 310 NORTHCREEK BLVD, PO BOX 188 GOODLETTSVILLE, TN 37070	THIRTY AUGUST HOMES LLC 310 NORTHCREEK BLVD, PO BOX 188 GOODLETTSVILLE, TN 37070	MAP/ PARCEL: 072 05 0 102.00

GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED IN THE OFFICE OF, AND, AFTER RECORDING, RETURN TO:
LAW GUYS PLLC
1555 RIO GRANDE AVENUE
FORT WORTH, TEXAS 76102

Excise Tax: $ 0.00
Tenn. Code Ann. § 67-4-409(a)(3)(F)

(No oath of value required for exempt transactions.)

THE STATE OF TENNESSEE §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF DAVIDSON §

GRANTOR: **TIFFANY SNOW, A SINGLE WOMAN AND AARON BERGMAN ELLIS, AN UNMARRIED MAN,** whose mailing address is 313 Dry Creek Rd, Goodlettsville, TN 37072.

GRANTEE: **THIRTY AUGUST HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS TRUSTEE OF THIRTY AUGUST HOMES REVOCABLE TRUST,** whose mailing address is 310 Northcreek Blvd, PO Box 188. Goodlettsville, TN 37070. *(Grantor is beneficiary of the Revocable Trust.)*

CONSIDERATION: NONE

PROPERTY: See Attached **EXHIBIT "A".**

The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or feminine as required by context.

Grantor has **GRANTED** AND **CONVEYED**, and by these presents does **GRANT AND CONVEY** unto Grantee, subject to the matters hereinafter stated, the Property, together with all improvements on the Property on this, the 18th day of August 2025.

This conveyance of the Property is expressly made subject, however, to all mineral reservations, restrictions, easements, zoning ordinances, and covenants to the extent the same are valid, presently subsisting and affecting the Property, and which are reflected in the Real Property Records of the County in which the Property is located.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, Grantee's heirs, executors, legal representatives, and assigns, forever. Grantor does hereby bind Grantor's successors and assigns, to **WARRANT AND FOREVER DEFEND** the title to the Property to the Grantee, Grantee's heirs, executors, legal representatives, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part of the Property.

Grantor and Grantee acknowledge that ad valorem taxes that are associated with, related to, or affecting the Property for prior years have been paid, and taxes for the current year are assumed by Grantee.

THIS DEED WAS PREPARED USING INFORMATION FURNISHED BY GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE EXAM.

[SIGNATURES & NOTARY ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on this, the 18th day of August, 2025.

GRANTOR:

TIFFANY SNOW

AARON BERGMAN ELLIS

Signed this the 18th day of August, 2025, in the presence of:

FIRST WITNESS:

Terry Brown

Terry Brown
1870 Summit Dr
Los Banos, CA 93635

SECOND WITNESS:

Hilda Brown

Hilda Brown
1870 Summit Dr
Los Banos, CA 93635

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me on the 18 day of August 2025, by Terry Brown and Hilda Brown, the above-signed witnesses, I attested to the execution of this instrument by Tiffany Snow and Aaron Bergman Ellis, *for the consideration and in the capacity stated.*

This is an online notarial act.
Powered by Blue Notary

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
Jennifer S. Witcher
Electronic Notary Public
State of Texas
Commission #: 133958127
Commission Expires: 09/13/2026

EXHIBIT "A"

Land in Davidson County, Tennessee, being Part of Lot No. 53 on the Map of SUBDIVISION OF CASPER ZOPFI's PLACE of record in Plat Book 332, Page 167, as revised and corrected in Plat Book 547, Page 22 in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the Northerly margin of Trinity Lane, as widened, 50 feet Easterly from the Northeast corner of said Trinity Lane, as widened, and Keeling Avenue, said point being in the Eastern boundary line of a part of Lot No. 53 conveyed to J.J. Barrow and wife, by deed from Sue Elizabeth Wheeler, Trustee, of record in Book 1284, Page 242, said Register's Office; thence with the Northerly margin of said Trinity Lane, as widened, Eastwardly 50 feet to a point, thence Northwardly 139 feet to a point in the Southern boundary line of Lot No. 7 on the Plan of Susie V. Demonbreun's Re-Subdivision of parts of Lots Nos. 51, 52 and 53 of the Casper Zopfi Place, not of record conveyed to Howard C. Grant and wife, by deed From Susie V. Demonbreun and husband, of record in Book 1578, Page 388. Said Register's Office; thence with the Southern boundary line of said Lot No. 7, Westwardly 50 feet to the Northeast corner of said Barrow property; thence with the Eastern boundary line of said Barrow property, Southwardly 139 feet to the beginning.

Being the same lot or parcel of land as described in and conveyed by that certain Warranty Deed dated May 1, 2025, from **ALBRANSCO LLC, a Kentucky Limited Liability Company,** to **Tiffany Snow, A Single Woman and Aaron Bergman Ellis, An Unmarried Man,** of record May 6, 2025, in Instrument # 20250506-0035225, in the Public Records of Davidson County, Tennessee.

Parcel No.: 072 05 0 102.00

Commonly known as 1025 E Trinity Ln, Nashville, TN 37216

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, C. Stephen Tobin, 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 August 18, 2025 (date of document).

C. Stephen Tobin

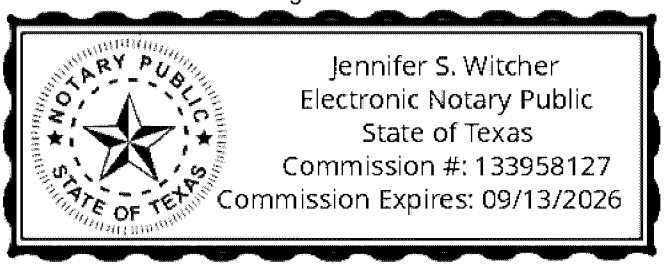
August 18, 2025
Date

STATE OF TEXAS §
COUNTY OF WICHITA §

Acknowledged before me today, the 18 day of August, 20 25, by C. Stephen Tobin for and in the capacity stated. This is an online notarial act.

Jennifer S. Witcher
Notary Public, State of Texas
My commission expires on 09/13/2026

Notarized online using audio-video communication



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