PREPARED BY: RETURNED T
BANKERS TITLE & ESCROW CORP
5107 MAL[illegible]LAND WAY, SUITE 115
BRENTWOOD, TN 37027

This Instrument Prepared By.
ERICA R JOHNSON, ATTORNEY AT LAW, PLLC
8161 Highway 100, Suite 184
Nashville, Tennessee 37221

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Joanne Aronis Trust dated December 24, 2018 2904 Delta Queen Dr Nashville, TN 37214-1117	New Owner	182 12 0A 119.00

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:

Karen Johnson Davidson County
Batch # 1318892 **DEEDWARR**
09/05/2025 09.57 43 AM 2 pgs
Fees $13 00 Taxes $1,665 00
20250905-0070987

Carlos Moncayo,

Debtor(s).

BK No. 23-00922-CW3-7

TRUSTEE'S DEED

For and in consideration of the sum of Ten 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Erica R. Johnson, Trustee for Carlos Moncayo, hereby bargain, sell, and convey to Joanne Aronis Trust dated December 24, 2018, all of my interest in the following-described property located in the Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Section 5, Apple Valley of record in Plat at Instrument No. 20060315-0029579, 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 Carlos Moncayo, a single man by Warranty Deed from Jeannette Pinkston, an unmarried woman of record in Instrument No. 20100701-0051725, Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 01, 2010.

Being the same property conveyed to Carlos Moncayo by Quitclaim Deed from Carlos Moncayo, Tatyana Moncayo, Natalya Tokareva, Vladimir Tokarev of record in Instrument No. 20180321-0026658 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Carlos Moncayo and Tatyana Moncayo by Quitclaim Deed from Natalya Tokareva and Vladimir Tokarev of record in Instrument No. 20180614-0057141 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 14, 2018.

Being the same property conveyed to Carlos Moncayo by Quitclaim Deed from Tatyana Moncayo of record in Instrument No. 20190410-0032620 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 10, 2019.

Carlos Moncayo filed a chapter 7 bankruptcy petition, docket number 3:23-bk-00922, on March 15, 2023. Such case was then converted to chapter 13 on September 1, 2023, and re-converted to chapter 7 on October 28, 2024. Upon re-conversion, title was vested in Erica R. Johnson, Trustee, who then obtained a Bankruptcy Court Order to sell and convey title.

This is improved property known 7248 Wild Apple Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD all of my interest in the said tract or parcel of real property, with all of my interest in the appurtenances, buildings, structures, improvements, fixtures, estate, title, and interest thereto belonging to the said Joanne Aronis Trust dated December 24, 2018, its successors and assigns forever. Grantor conveys said property pursuant to Motion to Sell Real Property (Docket Entry 104 in Case 3:23-bk-00922), sent to all creditors and parties in interest on August 4, 2025, and Agreed Order Authorizing Sale of Real Property entered by the Court on August 28, 2025 (Docket Entry 106 in Case 3:23-bk-00922).

Whenever 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 3 day of September, 2025.

Erica R. Johnson, Trustee

Erica R. Johnson, Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said State and County, Erica R. Johnson, Trustee, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 3rd day of September, 2025.

Kim Murray

Notary Public

My Commission Expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION or value, whichever is greater, for this transfer is $450,000.00.

Erica R. Johnson, Trustee

Affiant

Subscribed and sworn to before me this 3rd day of September, 2025.

Kim Murray

Notary Public

My Commission Expires: 3/7/26

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY