Karen Johnson Davidson County
Batch# 1359577 DEEDWARR
12/18/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.06
20251218-0100768

WARRANTY DEED

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,260.00

Elizabeth Baines
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/15/2025.

Lynae Wilder
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-16-2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 9882-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Janet Hostelley		142-06-0C-062.00-CO
787 Bellevue Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brian Q. Kilian and Karen L. Kilian, Trustees of Brian and Karen Kilian Living Trust dated August 29, 2023

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet Hostelley, a married woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1-B of Doral Country Villa, Section VI, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 32, Register's Office for said County, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Brian Q. Kilian and spouse, Karen L. Kilian by Warranty Deed from Dorothy B. Smith Pettersen, a married woman of record in Book 10987, Page 607, Register's Office for Davidson County, Tennessee, dated June 19, 1998 and recorded on June 23, 1998.

Being the same property conveyed to Brian Q. Kilian and Karen L. Kilian, Trustees of The Brian and Karen Kilian Living Trust, established by the Trust Agreement dated August 29, 2023 by Quitclaim Deed from Brian Q. Kilian, and wife, Karen L. Kilian of record in Instrument No. 20230829-0067609 Register's Office for Davidson County, Tennessee, dated August 29, 2023 and recorded on August 29, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 787 Bellevue Road Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 15, 2025.

Brian and Karen Kilian Living Trust dated August 29, 2023

By: _____
Brian Q. Kilian, Co-Trustee

By: _____
Karen L. Kilian, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Brian Q. Kilian and Karen L. Kilian, Trustees of Brian and Karen Kilian Living Trust dated August 29, 2023, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 15, 2025.

_____
Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 9882-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 12/15/25.

Affiant Signature – Joshua A. Terry

12/16/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/16/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27