Karen Johnson Davidson County
Batch# 1387158 DEEDWARR
03/02/2026 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $3,692.60
20260302-0016270

WARRANTY DEED

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $998,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF February 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Tolleson, Jr. and Sarah A. Tolleson	Old National Bank	
(NAME) 113 Kenner Ave	(NAME) 101 Northwest Fourth	116-03-0-090.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY SPINELLI AND JACQULIN STILLWELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT E. TOLLESON, JR. AND SARAH A. TOLLESON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of land in Davidson County, Tennessee, described as follows: Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Final Plat Manning at Belle Meade 1st Revision, of record as Instrument No. 20080107-0001740, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Larry Spinelli and Jacqulin Stillwell, as tenants in common, unmarried person, by General Warranty Deed from Chartwell Properties, LLC of record in Instrument No. 20080707-0069643 Register's Office for Davidson County, Tennessee, dated July 02, 2008 and recorded on July 07, 2008.

Being the same property conveyed to Larry Spinelli and Jacqulin Stillwell, married, as tenants by the entirety, by Quit Claim Deed from Larry Spinelli and Jacqulin Stillwell of record in Instrument No. 20081209-0118949 Register's Office for Davidson County, Tennessee, dated October 09, 2008 and recorded on December 09, 2008.

Being the same property conveyed to Larry Spinelli and Jacqulin Stillwell, as tenants in common with a life estate in each other's share of property by Quit Claim Deed from Larry Spinelli and Jacqulin Stillwell of record in Instrument No. 20170526-0052478 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 26, 2017. Larry Spinelli and Jacqulin Stillwell have since divorced in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, docket #25D-947.

Kevin Montgomery herein signed as Attorney in Fact for Larry Spinelli. Said Power of Attorney is of record Instrument No. 202603020016268 in the Registers office for Davidson County, Tennessee.

Chloe Stillwell herein signed as Attorney in Fact for Jacqulin Stillwell. Said Power of Attorney is of record Instrument No. 202603020016269 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 113 Kenner Ave, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 25th day of February, 2026

LARRY SPINELLI BY: KEVIN MONTGOMERY
AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Larry Spinelli and acknowledged that he executed the same as the free act and deed of Larry Spinelli.

Witness my hand and official seal this 25 day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2025

Notary Public

CH2026-192

Witness my hand this 25th day of February, 2026

Jacqulin Stillwell by Chloe Stillwell attorney in fact
JACQULIN STILLWELL BY: CHLOE STILLWELL
AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqulin Stillwell, the 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 this 25th day of February, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

CH2026-192

Tennessee Certification of Electronic Document

I, George Mudter 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 February 25, 2026 (date of document).

Affiant Signature

2/27/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027