**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 260353681**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2026.

Notary Public
My Commission Expires: 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1400262
04/01/2026 03:01:49 PM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20260401-0026047

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Donald K. Trotter<br>4487 Post Place, Unit 26<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103-15-0B-026.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is herèby acknowledged, **Lucy Koenig, Trustee of The Ellison Paige Family Trust Agreement dated January 31, 2025** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald K. Trotter**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

UNMARRIED

Land in Davidson County, Tennessee, being Unit No. 26, on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium , a horizontal property regime established by Master Deed of record in Book 5340, page 70 and amended in Book 5342, page 683, Register's Office .

Being the same property conveyed to BRET METTLER AND KELLY METTLER, HUSBAND AND WIFE, by deed from JOHN A. HENNESSEY JR., of record in Instrument No. 20141030-0100242, dated October 29, 2014, said Register's Office.

Being the same property conveyed to LUCY KOENIG, TRUSTEE OF THE ELLISON PAIGE FAMILY TRUST AGREEMENT DATED JANUARY 31, 2025, by deed from BRET METTLER AND WIFE, KELLY METTLER, of record in Instrument No. 20250131-0007535, dated January 31, 2025, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 103-15-0B-026.00 CO.

Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, as corrected in Book 5342, Page 683, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 82, said Register's Office.

Easement for Sewer Line, recorded in Book 3224, Page 527, said Register's Office.

Easement for Overhead Line, recorded in Book 4995, Page 32, said Register's Office.

Easement recorded in Book 3376, Page 102 and Book 4889, Page 140, said Register's Office.

Right of Way Agreement as set forth in instrument recorded in Book 3969, Page 788, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6909, Page 212 and Book 7196, Page 827, said Register's Office.

Easement for Conservation Greenway, recorded in Instrument No. 20040728-0090473, said Register's Office.

Grant of Easement(s) of record in Instrument No. 20120521-0043889, said Register's Office.

This is improved property located at 4487 Post Place, Unit 26 Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of March, 2026.

The Ellison Paige Family Trust Agreement dated January 31, 2025

Lucy Koenig

By: Lucy Koenig, Trustee

STATE OF TN )

COUNTY OF Shelby )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Koenig, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Ellison Paige Family Trust Agreement dated January 31, 2025, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2026.

Notary Public

PURNELL BLACKMON SR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires: 8/14/29