THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353817** Karen Johnson Davidson County Batch # 1404302 DEEDWARR 04/10/2026 09:45:11 AM 2 pgs Fees: $13.00 Taxes: $11,470.00 20260410-0029152	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2026. Notary Public My Commission Expires: 03/20/2028 ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Lorenzo Martinelli and Mary Beth Martinelli 3611 Trimble Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0 135.00

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 hereby acknowledged, **David Poile, Trustee, and his successor in trust, of the David R. Poile Trust dated 11/27/2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorenzo Martinelli and Mary Beth Martinelli, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of The RESUBDIVISION LOT 3 WHITNEY PLACE & RESUBDIVISION LOT 9 LARKWAY GARDENS, as of record in Instrument No. 20060512-0055924, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to David Poile, Trustee, and his successors in Trust, of The David R. Poile Trust dated 11/27/2017, by Quitclaim Deed from David Poile, of record in Instrument No. 20171213-0127022, in the Register's Office of Davidson County, Tennessee, dated December 12, 2017, and recorded on December 13, 2017.

Being the same property conveyed to David Poile, by Quitclaim Deed from Elizabeth Poile, of record in Instrument No. 20070521-0060273, in the Register's Office of Davidson County, Tennessee, dated May 20, 2007, and recorded on May 21, 2007.

Being the same property conveyed to David Poile and wife, Elizabeth Poile, by Warranty Deed from Bob Haley, of record in Instrument No. 20060517-0057786, in the Register's Office of Davidson County, Tennessee, dated May 15, 2006, and recorded on May 17, 2006.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION LOT 3 WHITNEY PLACE & RESUBDIVISION LOT 9 LARKWAY GARDENS, as recorded in Instrument No. 20060512-0055924.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LARKWAY GARDENS, as recorded in Plat Book 2133, Page 6.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2046, Page 410 and Book 2105, Page 592.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 615.

This is improved property located at 3611 Trimble Road Nashville TN 37215

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 7th day of April, 2026.

David Poile, Trustee of the David R. Poile Trust dated 11/27/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Poile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee for the David R. Poile Trust dated 11/27/2017, 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 7th day of April, 2026.

Notary Public
My Commission Expires: _____

