This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,300,000.00.

Affiant

Subscribed and sworn before me this the 21 day of April, 2026.

Notary Public
My commission expires: 9/3/29

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/03/2029
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1409915 DEEDWARR
04/22/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260422-0033430

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Joseph DeShetler Courtney Shen DeShetler 2828 Vaulx Lane Nashville, TN 37204	Same as New Owner	118-02-31 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN JOHN GRILLOS AND LISA MARIE GRILLOS, TRUSTEES OF THE STEPHEN JOHN GRILLOS AND LISA MARIE GRILLOS REVOCABLE TRUST DATED JULY 20, 2018, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN JOSEPH DESHETLER AND COURTNEY SHEN DESHETLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit No. 2828 of 828 Kirkwood Avenue Residences, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 828 Kirkwood Avenue Residences of record in Instrument No. 20151124-0119022, as amended in Instrument No. 20160601-0054917, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 828 Kirkwood Avenue Residences, as shown on Exhibit to the Amended Declaration of record in Instrument No. 20160601-0054917, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Stephen John Grillos and Lisa Marie Grillos, Trustees of The Stephen John Grillos and Lisa Marie Grillos Revocable Trust dated July 20, 2018, by General Warranty Deed from Lisa C. Zuckerwise and Brian Joseph Levy, wife and husband, dated 8/2/2023 and recorded 8/8/2023 in Instrument No. 20230808-0061537, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2828 Vaulx Lane, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 21 day of April, 2026.

The Stephen John Grillos and Lisa Marie Grillos Revocable Trust dated July 20, 2018

BY: _____
Stephen John Grillos, Trustee

BY: _____
Lisa Marie Grillos, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen John Grillos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Stephen John Grillos and Lisa Marie Grillos Revocable Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Stephen John Grillos and Lisa Marie Grillos Revocable Trust by the said Stephen John Grillos as such TRUSTEE.

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Witness my hand and official seal this 21 day of April, 2026.

My commission expires: 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lisa Marie Grillos, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged herself to be the TRUSTEE of the within named bargainor, The Stephen John Grillos and Lisa Marie Grillos Revocable Trust, and that she, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Stephen John Grillos and Lisa Marie Grillos Revocable Trust by the said Lisa Marie Grillos as such TRUSTEE.

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Witness my hand and official seal this 21 day of April, 2026.

My commission expires: 9/21/26

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alex McDaniel, 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 4/21/2026 (date of document).

Affiant Signature

Date: 4/21/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21 day of April, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER