PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1419990 DEEDWARR
05/13/2026 03:05:57 PM 2 pgs
Fees: $13.00 Taxes: $3,681.50
20260513-0043228

Ivey Title, LLC Ref: (DL) Title No.: 64405
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Kenn Guillen Mendoza Andrea Del Pilar Aguilar Pizarro 3721 Auburn Lane Nashville, TN 37215	Renasant Bank PO Box 4140, Tupelo, MS 38803

TAX MAP PARCEL NUMBERS: 116080G21700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$995,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Joel Grant and Christi Ellen Reed Grant, Trustees of the Grant Family Trust dated September 14, 2023**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Kenn Guillen Mendoza and Andrea Del Pilar Aguilar Pizarro, a married couple,** hereinafter called the **Grantee**, Grantee's heirs and assigns, 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. 5 of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision, a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the Plan of record in Book 5200, page 537, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Stephen Joel Grant and Christi Ellen Reed Grant, Trustees of the Grant Family Trust dated September 14, 2023, by Warranty deed from Christi Ellen Reed Grant dated October 2, 2023 and recorded on October 2, 2023, of record in Inst. No. 20231002-0077370, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5560, page 763, Inst. No. 201407030059134, Inst. No. 20140715-0062498, and Inst. No. 20210429-0057674, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5691, page 61, Book 11758, page 466, Book 5514, page 138, Book 5152, page 401, Inst. No. 20170522-0050870, Inst. No. 20210430-0058356, said Register's Office.; Charter of Sugartree Homeowners Association, Inc., of record in Book 5683, page 670, said Register's Office.

This is improved property, known as 3721 Auburn Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of May, 2026.

Grant Family Trust, dated September 14, 2023
By:
Stephen Joel Grant, Trustee
Stephen Joel Grant, Trustee

Christi Ellen Reed Grant, Trustee
Christi Ellen Reed Grant, Trustee

State of Tennessee

County of Davidson

On this 13th day of May, 2026 before me the undersigned authority, personally appeared, Stephen Joel Grant and Christi Ellen Reed Grant, as Trustees of the Grant Family Trust, dated September 14, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $995,000.00.

Affiant

Sworn and subscribed before me this 13 day of May, 2026.

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Notary

My Commission Expires: _____