Karen Johnson Davidson County
Batch# 1420932 DEEDWARR
05/14/2026 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $6,752.50
20260514-0043676

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39225	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,825,000.00. Signed by: [signature] 25226BD9BF3244A... Affiant Subscribed and sworn to before me this 14th day of May, 2026. [signature] Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lori R. Fellela, Trustee of The Lori R. Fellela Living Trust 5820 Woodland Hills Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 172-02-0A-002.00CO 172 02 0A 002.00

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, Bruce Gill and James D. Turner, a married couple ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Lori R. Fellela, Trustee of The Lori R. Fellela Living Trust under agreement dated March 19, 2024 ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5820 Woodland Hills Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 14th day of May, 2026.

GRANTOR:

Bruce Gill

James D. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce Gill and James D. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

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EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot Number 2 on MYRTLEWOOD ESTATES - SECTION 8, A PLANNED UNIT DEVELOPMENT, (FORMERLY BRENTWOOD OAKS EXPANSION), of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Bruce Gill and James D. Turner, a married couple, by Warranty Deed from James Anthony Lowery and Karen M. Lowery, husband and wife, of record in Instrument No. 20210422-0054036, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MYRTLEWOOD ESTATES - SECTION 8, A PLANNED UNIT DEVELOPMENT (FORMERLY BRENTWOOD OAKS EXPANSION), as recorded in Instrument No. 20170918-0095179.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093374, as amended in Instrument Nos. 20190701-0063431 and 20240410-0025569.
6. Easement for Driveway Access, recorded in Instrument No. 20201020-0121943.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080227-0018946.
8. Common Open Space Deed recorded as Instrument No. 20220412-0042136.

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 May 14, 2026 (date of document).

Affiant Signature

5/14/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May 2026.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

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