This Instrument Prepared By:
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Attorney at Law
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Lawrenceburg, TN 38464

Karen Johnson Davidson County
Batch# 1421126 DEEDWARR
05/15/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20260515-0043919

WARRANTY DEED

GRANTOR: JOSEPH HOANG AND MEGAN CHAVANA, TRUSTEES OF HOANG FAMILY TRUST DATED JUNE 6, 2025

GRANTEE: LOUIS MARIO MELLINI, III AND ANDREA LYNNE MELLINI

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 AND ($495,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **JOSEPH HOANG AND MEGAN CHAVANA, TRUSTEES OF HOANG FAMILY TRUST DATED JUNE 6, 2025** have bargained and sold and does hereby bargain, sell, convey, and confirm unto **LOUIS MARIO MELLINI, III AND ANDREA LYNNE MELLINI, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument No. 20000209-0013331 (erroneously referenced in prior deed as Instrument No. 20000209-001331), 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 Joseph Hoang and Megan Chavana, husband and wife by Warranty Deed from Pamela Dehmlow f/k/a Pamela Gail Standard, married of record in Instrument No. 20200727-0081983 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 27, 2020.

Being the same property conveyed to Joseph Hoang and Megan Chavana, trustees of the Hoang Family Trust dated June 6, 2025 by Quitclaim Deed from Joseph Hoang and Megan Chavana, husband and wife of record in Instrument No. 20250610-0045387 Register's Office for Davidson County, Tennessee, dated June 06, 2025 and recorded on June 10, 2025.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Louis Mario Mellini, III and Andrea Lynne Mellini,** their heirs and assigns forever. And we do covenant with the said **Louis Mario Mellini, III and Andrea Lynne Mellini,** that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered except as set out above.

And we do further covenant and bind ourselves, our successors, and assigns, to warrant and forever defend title to said land to **Louis Mario Mellini III and Andrea Lynne Mellini,** their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 09 DAY OF May, 2026.

Hoang Family Trust dated June 6, 2025

By: _____, trustee
Joseph Hoang, Trustee

By: _____, trustee
Megan Chavana, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 09 (vm) day of May, 2026 before me, personally appeared **Hoang Family Trust dated June 6, 2025 By: Joseph Hoang and Megan Chavana, Trustee,** to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

_____
Notary Public
My Commission Expires: 01.24.2028

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/24/2028
DAVIDSON COUNTY

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($495,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me, this 12 day of May, 2026.

_____
Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/21/2029
MAURY COUNTY

Map/Parcel ID: 172-04-0A-066-00-CO

PROPERTY ADDRESS:1272 Brentwood Highlands Drive Nashville, TN 37211

SEND TAX BILLS TO NEW OWNER: Louis Mario Mellini, III and Andrea Lynne Mellini 1272 Brentwood Highlands Drive Nashville, TN 37211

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 5/9/26 (date).

Affiant Signature

5/9/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 9 day of May 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY