Karen Johnson Davidson County
Batch# 1424648 DEEDWARR
05/22/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $15,725.00
20260522-0047089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~4,250,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 3·6·29

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Neal Euglow and Sarah Euglow	New Owner	160-06-0-016
(NAME) 825 Forest Hills Dr	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID P. ROSSELLI AND CHRISTINE L. ROSSELLI, TRUSTEES OF ROSSELLI REVOCABLE LIVING TRUST DATED SEPTEMBER 9, 2025,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL NEAL EUGLOW AND SARAH EUGLOW, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Oak Hill Estates, Section One, as of record in Plat Book 3700, Pages 118, 119 and 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David P. Rosselli and Christine L. Rosselli, Trustees of Rosselli Revocable Living Trust dated September 9, 2025 by Deed dated September 30, 2025 from David Rosselli, who is one and the same as David P. Rosselli, and Christine Rosselli, who is one and the same as Christine L. Rosselli, a married couple, recorded October 7, 2025, in Instrument Number 202510070079926, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 825 Forest Hills Drive, Nashville, TN 37220

LT&E File #23084

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 21st day of May, 2026

Rosselli Revocable Living Trust dated September 9, 2025

By:_____
David P. Rosselli, Trustee

By:_____
Christine L. Rosselli, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of May, 2026, before me personally appeared David P. Rosselli and Christine L. Rosselli, Trustees of Rosselli Revocable Living Trust dated September 9, 2025, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2026.

_____
Notary Signature
My commission expires: 9/26/29

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #23084

Certificate of Authenticity

I, Holly A. Mason, 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 21, 2026.

Affiant Signature

5/21/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026