Karen Johnson Davidson County
Batch# 1427512 DEEDWARR
06/03/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20260603-0049966

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-8995-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2026.

Notary Public
My Commission Expires: 6/20/29

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katrina Truett 119 Ellington Place Madison, TN 37115	All Western Mortgage, Inc. 8345 West Sunset Road #380 Las Vegas, NV 89113	051 10 0B 035.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Neil J. Ciangi, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Katrina Truett, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 119 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, as amended in Instrument No. 20090603-0051203, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil J. Ciangi, a married man, by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260316-0020654, in the Register's Office of Davidson County, Tennessee, dated February 12, 2026 and recorded on March 16, 2026. Also see Affidavit of Scrivener's Error recorded in Instrument No. 20260415-0030618, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Samuel Edward Thomas, Jr., an unmarried man, of record in Instrument No. 20260311-0019288, in the Register's Office of Davidson County, Tennessee, dated February 19, 2026 and recorded on March 11, 2026.

Being the same property conveyed to Samuel E. Thomas, .Sr., unmarried, by Warranty Deed from Michael Carey and wife, Trudy Carey, of record in Instrument No. 20091207-0111561, in the Register's Office of Davidson County, Tennessee, dated November 25, 2009 and recorded on December 07, 2009.

This is improved property located at: **119 Ellington Place, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2026.

GRANTOR:

Neil J. Ciangi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Neil J. Ciangi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

202606030049966

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/29/2026 (date of document).

Emma Howard
Affiant Signature

5/29/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL