WARRANTY DEED

File #26-211

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jedediah Vivio and Christina Vivio	NEW OWNER	186-04-0A-007.00-CO
(NAME)	(NAME)	
8061 Canonbury Dr		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1436516 DEEDWARR
06/22/2026 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $2,164.50
20260622-0055948

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, **Amanda Kay Han, Alyson Mayo Sailer and Matthew Charles Laun, Trustees of The Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jedediah Vivio and Christina Vivio, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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. 192 on the Final Plat of Burkitt Place, Phase 1A, Section 1 of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Charles L Laun III and Mary Ann Laun Revocable Living Trust, a single person by Quitclaim Deed from Charles L. Laun III and Mary Ann Laun, a married couple of record in Instrument No. 20140611-0050620 Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on June 11, 2014.

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.

unimproved ☐
This is improved ☒ property, known as 8061 Canonbury Dr, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 10 day of June, 2026.

The Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006

By Amanda Kay Han, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amanda Kay Han, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10 day of June, 2026.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

The Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006

By:_____
Alyson Mayo Sailer, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alyson Mayo Sailer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 10 day of June, 2026.

_____
Notary Signature
My commission expires: 7.17.28



The Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006

By: _____
Matthew Charles Laun, Trustee

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew Charles Laun, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Charles L. Laun, III and Mary Ann Laun Revocable Living Trust, dated April 20, 2006, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 9 day of June, 2026.

_____
Notary Signature
My commission expires: 9-15-28

NOTARY PUBLIC STATE OF OHIO

GRACE A REICHARD
Notary Public
State of Ohio
My Comm. Expires
September 15, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/10/2026 (date of document).

Affiant Signature

6/18/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

