WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447973 DEEDWARR
07/16/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260716-0064461

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/27
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S)
Gregory Anthony Torrillo	New Owner	061-13-0-029.00
(NAME)	(NAME)	
2586 Bethwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SPRINGWATERS 20-6 TCKMAH TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY ANTHONY TORRILLO, A SINGLE MAN,** 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. 139 on the Plan of Shepardwood Subdivision, Section 2 of record in Plat Book 4460, Page 66, 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 Jerry Nelson, a single person by Warranty Deed from Celestine Jones, a single person of record in Instrument No. 20060629-0077642, Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on June 29, 2006.

Being the same property conveyed to Springwaters 20-6 TCKMAH Trust by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., Substitute Trustee of record in Instrument No. 20260625-0057537, Register's Office for Davidson County, Tennessee, dated June 24, 2025 and recorded on June 25, 2026.

unimproved ☐
This is improved ☑ property, known as 2586 Bethwood Drive, Nashville, TN 37207
(House No.) (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 successors 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 our hands this 10th day of July, 2026.

Springwaters 20-6 TCKMAH Trust

BY: Authorized Co-Trustee
Yvette Meldrum, Authorized Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, as Authorized Co-Trustee of the Springwaters 20-6 TCKMAH Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of her own knowledge, and who, upon oath, acknowledged herself to be an Authorized Co-Trustee of the Springwaters 20-6 TCKMAH Trust, the within named bargainor, and that she, acting in such capacity, and being authorized so to do, executed the foregoing instrument on behalf of the Trust, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of July, 2026.

Notary Public
My commission expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/10/24.

Affiant Signature – Joshua A. Terry

7/14/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON