Karen Johnson Davidson County
Batch# 1451175 DEEDWARR
07/23/2026 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $3,219.00
20260723-0066907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-7-27
(AFFIX SEAL)

CHRISTIAN ADAM LARSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

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

File No.: 2026-0858

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Andrew Miguel Trujillo and Lillian Grace Bradley	Andrew Miguel Trujillo and Lillian Grace Bradley	147-01-0-130.00
(NAME)	(NAME)	
4830 Briarwood Drive	4830 Briarwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Seventy Thousand And No/100 Dollars ($870,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHERINE MIKES AND JOSEPH MIKES, CO-TRUSTEES OF THE MIKES FAMILY REVOCABLE TRUST DATED FEBRUARY 22, 2023,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MIGUEL TRUJILLO, AN UNMARRIED MAN AND LILLIAN GRACE BRADLEY, AN UNMARRIED WOMAN. AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 561 on the Plan of Section Fourteen, Caldwell Hall, as of record in Plat Book 3300, Page 77.

Said Lot fronts 100 feet on the Northeasterly side of Briarwood Drive and extends back 281.7 feet on the Northwesterly line and 295.23 feet on the Southeasterly line, to a dead line and measures 100.91 feet.

Being the same property conveyed to Katherine Mikes and Joseph Mikes, Co-Trustees of The Mikes Family Revocable Trust dated February 22, 2023 by Warranty Deed from Jonathon Reilly Wells, a single man, Jennifer Lynne Wilson, a married woman, and Mary Jo Wells, a widow of record in Instrument No. 20230822-0065695, Register's Office for Davidson County, Tennessee, dated August 22, 2023 and recorded on August 22, 2023.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 4830 Briarwood Drive, Nashville, TN 37211
(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 21 day of July, 2026.

Katherine Mikes and Joseph Mikes, Co-Trustees of The Mikes Family Revocable Trust dated February 22, 2023

BY: _____
Katherine Mikes
Co-Trustee

BY: _____
Joseph Mikes
Co-Trustee

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Mikes and Joseph Mikes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged themselves to be Co-Trustees of The Mikes Family Revocable Trust dated February 22, 2023, the within named bargainor, a trust, and that they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by themselves as such Co-Trustees.

Witness my hand and official seal at office, this 21 day of July, 2026.

_____
Notary Public
My commission expires: 7/24/29

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 7/23/2026 (date of document).

Affiant Signature

7/23/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

