Prepared by and return to:
PATTERSON.BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 116 08 4A 001.00

Karen Johnson
Batch # 1455478
08/04/2026 09:08:29 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260804-0071479

WARRANTY DEED

Property Address & New Owner:
SKYE K. MEJIA or
RACHAEL R. MEJIA, Trustees of the
CITADEL FAMILY TRUST
4004-A Woodmont Boulevard
Nashville, TN 37205

Mail Tax Statement to:
Skye K. Mejia
Rachael R. Mejia
4004-A Woodmont Boulevard
Nashville, TN 37205

The GRANTORS, **SKYE MEJIA and RACHAEL MEJIA, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

SKYE K. MEJIA or RACHAEL R. MEJIA, Trustees of the CITADEL FAMILY TRUST, dated July 9, 2026

The CITADEL FAMILY TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No A, on the plan of 4004 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20150901-0088934, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to SKYE MEJIA and RACHAEL MEJIA, husband and wife, by Warranty Deed of record at Instrument No. 20230404-0024365 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record, easements of record, visible easements, matters appearing on the plan(s) of record and matters referenced in the master deed and by-laws, and applicable government and zoning regulations, all in said Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of July, 2026, by the undersigned.

SKYE MEJIA

RACHAEL MEJIA

STATE OF TENNESSEE

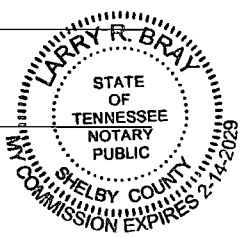
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **SKYE MEJIA and RACHAEL MEJIA,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 9th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: _____

