WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,185,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/20/2029 (AFFIX SEAL)

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires October 20, 2029

G-BR-26-8016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Aiello and Jessica Aiello	**New Owner**	
(NAME)	(NAME)	**172-05-0-007.00**
8016 Cloverland Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAN A. LEVITT AND JO KAREN LEVITT, TRUSTEES, LEVITT FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 20, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN AIELLO AND JESSICA AIELLO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 7 on the Plan of Harvard Estates Subdivision, Section II, as of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ian Levitt, an unmarried man, and Karen Matejka, an unmarried woman by Warranty Deed from Edward R. Frebowitz and wife, Laurie K. Frebowitz of record in Instrument No. 20091201-0109964 Register's Office for Davidson County, Tennessee, dated November 23, 2009 and recorded on December 01, 2009.

Being the same property conveyed to Ian Levitt and wife, Karen Levitt by Quitclaim Deed from Ian Levitt and Karen Levitt (f/k/a Karen Matejka) of record in Instrument No. 20101029-0086522 Register's Office for Davidson County, Tennessee, dated October 27, 2010 and recorded on October 29, 2010.

Being the same property conveyed to Ian A. Levitt and Jo Karen Levitt, Trustees, Levitt Family Revocable Living Trust Agreement dated November 20, 2018 by Quitclaim Deed from Ian Levitt and wife, Karen Levitt of record in Instrument No. 20181126-0115127 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 26, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4681, Page 75, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8016 Cloverland Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch # 1455933 **DEEDWARR**
08/05/2026 01:52:30 PM 2 pgs
Fees: $13.00 Taxes: $4,386.35
20260805-0072158

Witness my/our hand(s) this the 3rd DAY OF AUGUST, 2026.

Levitt Family Revocable Living Trust Agreement dated November 20, 2018

BY: _____
Ian A. Levitt
Trustee

BY: _____
Jo Karen Levitt
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN A. LEVITT, TRUSTEE of LEVITT FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 20, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of August, 2026.

_____
Notary Public
My Commission Expires: 10/20/2029
(SEAL)

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JO KAREN LEVITT, TRUSTEE of LEVITT FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 20, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of August, 2026.

_____
Notary Public
My Commission Expires: 10/20/2029
(SEAL)

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212