Karen Johnson Davidson County
Batch# 1455934 DEEDWARR
08/05/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $7,474.00
20260805-0072159

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611495 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,020,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 3 day of August, 2026. Notary Public My Commission Expires

CLOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WARRANTY DEED

THIS INDENTURE, made this 3rd day of August, 2026, among:

JAMIE L. ENGSTROM, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RUTA TROUTMAN AND AARON S. TROUTMAN, TRUSTEES OF THE RUTA TROUTMAN LIVING TRUST DATED JUNE 13, 2018

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit B of 4408 Hunt Place Townhomes and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170406-0033787, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Jamie L. Engstrom, an unmarried woman by deed from Jerry Wayne Owens, unmarried, dated September 14, 2018, of record in Instrument No. 20180920-0093378, Register's Office for Davidson County, Tennessee.

Being also known as 4408-B Hunt Place, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jamie L. Engstrom

State of Texas
County of Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jamie L. Engstrom**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2026.

Notary Public
My Commission Expires: 08/04/2029

RICHARD VICTOR WHITE
Notary ID #131235563
My Commission Expires
August 4, 2029

Owner Name & Property Address:

Name: Ruta Troutman and Aaron S. Troutman
Address: 4408-B Hunt Place
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Ruta Troutman and Aaron S. Troutman
Address: 4408-B Hunt Place
City, State, Zip: Nashville, TN 37215

Tax ID: 131-07-3B-002.00

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of ~~August,~~ July 2026.

Affiant Signature
Date 8-3-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028