Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 180
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9808-WE

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson
Batch # 1476557
09/23/2026 09:37:20 AM
Fees: $13.00 Taxes: $11,840.00

Davidson County
DEEDWARR
2 pgs

20260923-0088123

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Sellers Jr. and Casey Sellers	NEW OWNER	
540 Close Lane		116-02-0B-081.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles R. Webb, Trustee of The Aloysius Trust dated June 13, 2023,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Sellers Jr. and Casey Sellers, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land located in the Davidson County, Tennessee, being Lot No. 99 on the Plan of Final Plat of Hill Place of record in Plat Book 7900, Page 913 and Page 923-932, (at Page 932), as amended by Plat amendment in Book 10058, Page 105, and by Surveyor's Certificate of Correction, of record Book 9854, Page 235, and as amended, voided, vacated and superseded on Final Plat of Caldwell Close in Hill Plate, of record in Plat Book 9700, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan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 Alice M. Bohannon, Trustee of The Aloysius Trust Dated June 13, 2023 by Warranty Deed from Bonnie Chen Lindahl, A Widow of record in Instrument No. 20230630-0050184 Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on June 30, 2023.

Pursuant to the Aloysius Trust dated June 13, 2023, Charles R. Webb and Lindsay R. Webb are Trustees, in addition to Alice M. Bohannon, and may serve jointly and severally as Trustees. Under the Trust Agreement, any Trustee may act alone to transfer or convey any real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **540 Close Lane, Nashville, TN 37205**

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 heirs 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 the 15 day of September 2026.

The Aloysius Trust dated June 13, 2023

BY: _____
Charles R. Webb, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Charles R. Webb**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the **Aloysius Trust dated June 13, 2023,** the within named bargainer, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal this the 15th day of September 2026.

My Commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

_____
Notary Public