Karen Johnson Davidson County
Batch# 1483121 DEEDWARR
10/12/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $23,125.00
20261012-0093494

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955701**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $6,250,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2026. Notary Public My Commission Expires: 2/17/2030 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Douglas Ellin 2013 Stonehurst Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-15-0-048.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mario Trujillo and Jessalyn Trujillo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas Ellin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of HILLSBORO PARK, SECTION IV, as of record of Book 2331, Page 142, Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Mario Trujillo and Jessalyn Trujillo, husband and wife, by Warranty Deed from Michael McKenzie and Jennifer McKenzie, husband and wife, of record in Instrument No. 20250114-0002871, in the Register's Office of Davidson County, Tennessee, dated January 13, 2025 and recorded on January 14, 2025.

Being the same property conveyed to Michael McKenzie and Jennifer McKenzie, husband and wife, by Warranty Deed from James Lewis and Daniela Sartore-Lewis, husband and wife, of record in Instrument No. 20240401-0022192, in the Register's Office of Davidson County, Tennessee, dated March 28, 2024 and recorded on April 01, 2024.

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 record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section IV, as recorded in Plat Book 2331, Page(s) 142.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, as amended in Book 2603, Page 440, Book 4169, Page 719; as addendum in Book 4207, Page 397.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2596, Page 23, as amended in Book 3836, Page 620.

This is improved property located at 2013 Stonehurst Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2026.

Mario Trujillo

Jessalyn Trujillo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mario Trujillo and Jessalyn Trujillo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2026.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, C. Tucker Herndon, 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 October 7, 2026 (date of document).

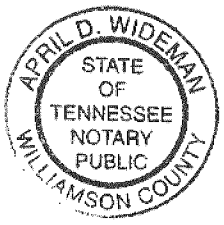
Affiant Signature

October 7, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2026.



NOTARY'S SEAL

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 2/17/2030