BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-334-26

WARRANTY DEED

Karen Johnson
Batch # 1483482
10/13/2026 11:32:06 AM
Fees: $13.00 Taxes: $1,332.00
20261013-0093975

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of October ,2026

NOTARY PUBLIC

My commission expires:

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent Travis 3305 Thorpe Road Nashville, TN 37207	Same address as new owner	050-02-0E-237-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 ($360,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CARRIE BROSIO AND PABLO BROSIO, WIFE AND HUSBAND** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TRENT TRAVIS, AN UNMARRIED MAN** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, Register's Office for Davidson County, Tennessee, to Which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Brosio and Pablo Brosio, wife and husband from NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed dated June 30, 2023 and recorded June 30, 2023, in Instrument No. 20230630-0050049, in said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3305 Thorpe Road, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of October, 2026

GRANTOR(S)

Carrie Brosio

Pablo Brosio

STATE OF ~~TENNESSEE~~ New York
COUNTY OF Rensselaer

Personally appeared before me, a Notary Public, Carrie Brosio and Pablo Brosio , 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 and seal, this the 9th day of Oct, 2026.

Notary Public

Deepak Dhakal

Printed Notary Name

Deepak Dhakal
Notary Public, State of New York
Reg. No. 01DH0038861
Qualified in Albany County
Commission Expires 06/27/2029

My commission expires: 06/27/2029