Karen Johnson Davidson County
Batch# 992301 DEEDWARR
04/14/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20230414-0027508

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2023

Notary Public

Commission Expires: 7/16/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Noah Zanville, Eileen Tallman and Hollace Kay Zanville 9279 Barco Road Brentwood, TN 37027	Sirva Mortgage, Inc 6200 Oak Tree Blvd Ste 300 Independence, OH 44131	181-11-0E-144-00

WARRANTY DEED

FOR AND IN 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, I/WE,
John H. King and Patricia King, Trustees of John H. King and Patricia King, Co-Trustees of The Revocable Trust of John H. King and Patricia King, U/A/D 9/16/2003, as amended on 08/08/2018
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Noah Zanville, an unmarried man, Eileen Tallman, an unmarried woman and Hollace Kay Zanville, an unmarried woman
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:

Land in Davidson County, Tennessee, being Lot No. 144, on the Final Plat, The Hill Property, Phase 1B, of record in Instrument No 20210818-0111925, 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 a portion of the same property conveyed to Green Trails, LLC, A Tennessee Limited Liability Company by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III of record in Instrument No. 20190801-0075717 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 01, 2019. (Value or consideration as shown in aforementioned deed $1,854,000.00.).

Being a portion of the same property conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210913-0121884, Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 13, 2021. (Value or consideration as shown in aforementioned deed $992,000.00.) (multiple lots).

Being a portion of the same property conveyed to John H. King and Patricia King, Co-Trustees of The Revocable Trust of John H. King and Patricia King, U/A/D 9/16/2003, as amended on 08/08/2018, by Special Warranty Deed from NVR, Inc., a Virginia

corporation T/A Ryan Homes, dated May 12, 2022 and recorded May 13, 2022 in Instrument No. 20220513-0055200, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 9279 Barco Road, Brentwood, TN 37027

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 so 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.

Dated this the 13th day of April, 2023.

John H. King and Patricia King, Co-Trustees of The Revocable Trust of John H. King and Patricia King, U/A/D 9/16/2003, as amended on 08/08/2018

By: _____
John H. King, Trustee

By: Patricia King co-trustee
Patricia King, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2023, before me personally appeared John H. King and Patricia King, Trustees of John H. King and Patricia King, Co-Trustees of The Revocable Trust of John H. King and Patricia King, U/A/D 9/16/2003, as amended on 08/08/2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2023.

_____
Notary Signature
My commission expires: 7/6/26

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 April 13, 2023.

Affiant Signature

April 14, 2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 14th day of April, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: February 24, 2026

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