WARRANTY DEED

Karen Johnson Davidson County
Batch# 1105771 DEEDWARR
02/28/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $5,226.25
20240228-0013728

File No. EY-24-5938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,412,500.00

Jamieka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-2026

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Zettler Living Trust	**same as new owners**	
(NAME)	(NAME)	131-01-2B-006.00CO
512 Hobbs Creek Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **Christopher Cyr and Cecile Cyr, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George C. Zettler and Joan H. Zettler, Trustees of The Zettler Living Trust dated December 4, 2018**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 6, on the Plan of Hobbs Creek, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20180926-0095386, amended in Instrument 20190107-0001757, as affected by Scrivener's Affidavit of record in Instrument 20190110-0002710, further amended in Instrument 20190517-0046839, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Armand Lauzon, III and Jeffrey Cyr, Trustees of Ralph's Realty Trust dated May 1, 2021 by Warranty Deed from Haury & Smith Contractors Inc., of record in Instrument No. 20210601-0073034, Register's Office for Davidson County, Tennessee, dated May 28, 2017 and recorded on June 1, 2021.

Being the same property conveyed to Christopher Cyr and Cecile Cyr, husband and wife by Quitclaim Deed from Armand Lauzon, III and Jeffrey Cyr, Trustees of Ralph's Realty Trust dated May 01, 2021 of record in Instrument No. 20211229-0171119, Register's Office for Davidson County, Tennessee, dated December 17, 2021 and recorded on December 29, 2021.

This is property more commonly known as 512 Hobbs Creek Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of February, 2024.

Christopher Cyr

Cecile Cyr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2024, before me personally appeared Christopher Cyr and Cecile Cyr, 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 26th day of February, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 26, 2024**.

Affiant Signature

February 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

28th day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires