WARRANTY DEED

File #2024-0078

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,775,000.00.

Affiant

Subscribed and sworn to before me on March 21, 2024.

NOTARY PUBLIC
My Commission Expires: 5-9-26

TRACEY PERRY
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Karen Johnson
Batch # 1113946
03/22/2024 09:49:48 AM
Fees: $13.00 Taxes: $6,567.50

Davidson County
DEEDWARR
2 pgs

20240322-0019949

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO: Movement Mortgage, LLC	MAP – PARCEL #:
Kevin Ryan and Elizabeth Ryan 906 Cadillac Ave. Nashville, TN 37204	8024 Calvin Hall Rd Indian Land, SC 29707	132-09-0-079.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANTHONY J. TREPKA AND WIFE, HOLLY H. TREPKA**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **KEVIN RYAN AND ELIZABETH RYAN, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33, as shown on the map entitled Oak Hill Subdivision No. 1, Subdivision of Lots 27, 28, 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots 35 & 44, of record in Plat Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANTHONY J. TREPKA AND WIFE, HOLLY H. TREPKA, by Warranty Deed from ROBERT ALAN COPE AND WIFE, KRISTY LEA COPE, of record in Instrument No. 20091008-0093654, dated September 25, 2009, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 906 Cadillac Ave., Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their 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 on March 21, 2024.

Grantor:

Anthony J. Trepka

Grantor:

Holly H. Trepka

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ANTHONY J. TREPKA AND HOLLY H. TREPKA**, the within named bargainor, 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 21st day of March, 2024.

Notary Public

My commission expires: My Commission Expires
January 17, 2027

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY