RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20158-24

Karen Johnson Davidson County
Batch# 1114392 DEEDWARR
03/22/2024 03:37:30 PM 5 pgs
Fees: $28.00 Taxes: $2,190.40
20240322-0020248

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of Mar, 2024.

NOTARY PUBLIC

My commission expires: 4/28/26

COUNTY OF WILLIAMSON
JILL SWICEGOOD
NOTARY PUBLIC
STATE OF TENNESSEE

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3024 Brookview Forest Dr. Nashville, TN 37211	Same address as new owner	180-04-0B-007-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY TWO THOUSAND AND 00/100 Dollars ($592,000.00) 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, **ALAN W. MOLTZ, TRUSTEE OF ALAN W. MOLTZ LIVING TRUST DATED AUGUST 28, 2007**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ANNA DIDI KOVACS, A SINGLE PERSON**, 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. 7 on the Plan of Final Plat of Brookview Forest, Phase I, of record in Instrument #20030716-0099526, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Alan W. Moltz, Trustee, Alan W. Moltz Living Trust, dated September 28, 2007, from Alan W. Moltz by Warranty Deed dated August 16, 2022 and recorded September 15, 2022 in Instrument #20220915-0102801, 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: 3024 Brookview Forest Drive, Nashville, TN 37211

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 HAND, this 13th day of March, 2024

GRANTOR(S)

Alan W. Moltz Living Trust dated August 28, 2007

By: _____
Alan W. Moltz, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan W. Moltz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Trustee of the Alan W. Moltz Living Trust, the within named bargainor and that as such Trustee, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the trust, by the said Alan W. Moltz as such Trustee.

WITNESS my hand and seal, this the 13th day of March, 2024.

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Limestone Title & Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
Phone: (615) 730-7955
Fax: (615) 807-3042

TO: Limestone Title & Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Date: March 11, 2024
Order No.: QTN-20158-24
Property: 3024 Brookview Forest Drive
Nashville, TN 37211

TRUST CERTIFICATE – SELLER

Re: Trust Agreement named Alan W. Moltz Living Trust, dated September 28, 2007, made under the laws of the State of TENNESSEE by original settlor(s) named:

ALAN W. MOLTZ

The undersigned certify to you that as of the date hereof:

1. That the Trust is: ☐ Irrevocable, ☒ Revocable. The following individual(s) has/have power to revoke the trust:

   ALAN W. MOLTZ

2. The following are now acting as Trustees under the Trust Agreement and are the only Trustees qualified to act:

   Alan W. Moltz

3. The trust identification number is as follows:

   413-82-3992

4. The Trust Agreement has not been amended, modified, or supplemented, except as follows:

   NONE

5. The Trust Agreement allows the Trustee, the power to sell, dispose of, or grant options to purchase any property, real or personal, under the name of the Trust.

6. If ALAN W. MOLTZ, Trustee, dies or becomes incapacitated, the Successor Trustees to be appointed are: **ALEXANDER D. MOLTZ AND MITCHELL A. MOLTZ.**

By: _____
Alan W. Moltz

202403220020248

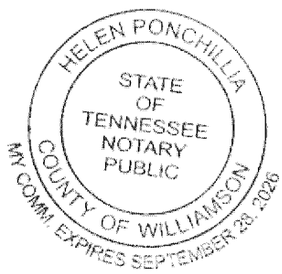
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of March, 2024, before me personally appeared ALAN W. MOLTZ, 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 18th day of March, 2024.

Notary Signature

My commission expires: September 28, 2024



202403220020248

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 3/18/24 (date of document).

Affiant Signature

3/22/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26