Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1238069 DEEDWARR
02/18/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,412.40
20250218-0011771

39-B
File #25-1011

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard G. Van Zyl and Sandra F. Van Zyl, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian D. Baxter and Joshua B. Klinect, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson Count, Tennessee, being Lot No. 192 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument No. 20010313-0024087 (revising plat of record in Instrument No. 20000225-0018480), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard G. Van Zyl and Sandra F. Van Zyl, husband and wife by Warranty Deed from Billy C. Robison of record in Instrument No. 20160401-0031156 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 5136 Ravens Glen, Nashville, TN 37211.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

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**NEW OWNER:**
**Brian D. Baxter**
**Joshua B. Klinect**
**5136 Ravens Glen**
**Nashville, TN 37211**

**RESPONSIBLE FOR TAX PAYMENT**
**SIRVA Mortgage, Inc.**
**6200 Oak Tree Blvd, Ste 300**
**Independence, OH 44131**

**TAX MAP-PARCEL #:**
**172-14-0B-192.00**

**WITNESS THE EXECUTION HEREOF** this 13th day of February, 2025.

**Richard G. Van Zyl**

**Sandra F. Van Zyl**

**State of Tennessee**
**County of Davidson**

On this 13th day of February, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Richard G. Van Zyl and Sandra F. Van Zyl, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA X. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**State of Tennessee**
**County of Rutherford**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 652,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of February, 2025.

Notary Public

My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

## 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 2-13-2025.

Affiant Signature

2/18/2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 18 day of February, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-19-2027

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