# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1253249 DEEDWARR
03/28/2025 08:47:01 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20250328-0023218

(SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES: 2-8-27

File #25-TC-0301-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mark Braden Zygutis** | Same | |
| (NAME) | (NAME) | **025 16 0 050.00** |
| **301 Moss Trail** | | |
| (ADDRESS) | (ADDRESS) | |
| **Goodlettsville, TN 37072** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**JOSEPH RICKY KEY AND REGINA DAWN KEY, HUSBAND AND WIFE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**MARK BRADEN ZYGUTIS, UNMARRIED MAN,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in the Tenth Civil District of Davidson County, Tennessee being Lot No. 68 in the PLAN OF GOODLETTSVILLE HEIGHTS, SECTION TWO, as of record in Book 1424, Page 120, Register's Office for said County, and 0.918 acres, (more or less), adjoining on the east, described together as follows:

BEGINS with the northwest corner of Lot No. 68 and running easterly with the line between Lots Nos. 68, 67, 350 feet to a corner of 68, 67, and 66; thence South 84 deg. 2 min. East with the southerly line of Lots 66 and 67, 166 feet to an iron pin; thence South 5 degrees West 241.4 feet to an iron pin in the northerly margin of road to the Swimming Pool; thence with the northerly margin of a 50-foot road with a radius of 402.2 feet westerly 23.1 feet; thence with the said margin North 60 deg. 10 min. West 239.5 feet to a monument; being the southeast corner of Lot No. 68, and continuing with said road, 330 feet to the beginning of a curve to the right; thence with a 20-foot radius 31.42 feet to the easterly margin of Moss Trail; thence with said road, northerly 136 feet to the beginning.

INCLUDED in the above description, but expressly excluded therefrom, is the following described property, a tract of land in Davidson County, Tennessee, City of Goodlettsville, being a portion of 0.918 acre tract adjoining Lot No. 68 on the PLAN OF GOODLETTSVILLE HIGHTS, SECTION II, as of record in Book 1424, pages 120 and 121, and being more particularly described according to a survey by Wn. C. Parrish, Engineer, February 3, 1964, as follows:

BEGINNING at a point on the northerly margin of Swimming Pool Road, also known as Pleasant Green Drive, the same being a point North 60 deg. 10 min, West 25.00 feet from J. M. Moore property; thence following the margin of Pleasant Green Drive or Swimming Pool Road in an easterly direction 1.9 feet and 23.1 feet to an iron pin, the corner to present James M. Moore property; thence with a line between this tract of land and land conveyed to James M. Moore, as of record North 5 deg. 00 min. East 241.4 feet to an iron pin; thence South 11 deg. West 233 feet to the point of beginning.

Being the same property conveyed to Joseph Ricky Key and wife, Regina Dawn Key, tenants by entirety, by QuitClaim Deed from Joseph Ricky Key, of record in Instrument No. 20210913-0122349, in the Register's Office of Davidson County, Tennessee, dated September 8, 2021 and recorded on September 13, 2021.

Being the same property conveyed to Joseph Ricky Key, by QuitClaim Deed from Regina Dawn Key, of record in Book 10529, Page 307, in the Register's Office of Davidson County, Tennessee, dated July 10, 1997 and recorded on July 15, 1997.

Being the same property conveyed to Joseph Ricky Key and wife, Regina Dawn Key, by Warranty Deed from Sue C. Carpenter, unmarried, of record in Book 7935, Page 533, in the Register's Office of Davidson County, Tennessee, dated September 8, 1989 and recorded on September 12, 1989.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION TWO, as recorded in Book 1424, Page 120.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **301 Moss Trail, Goodlettsville, TN 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th day of March, 2025.

Joseph Ricky Key

Joseph Ricky Key

Regina Dawn Key

Regina Dawn Key

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Joseph Ricky Key, 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, 2025.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2025, before me personally appeared Regina Dawn Key, 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, 2025.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028