THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 25045070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,900.00 Affiant Subscribed and sworn to before me, this 19th day of May, 2025. Notary Public My Commission Expires: 9/13/2028

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1276364 DEEDWARR
05/22/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20250522-0040417

WARRANTY DEED

Address New Owner: Evan Clayton Hart and Holly Lucille Hart 1821 Fox Chase Drive Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 007-00-0-151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jess Sorel, Trustee of The Sidney P. Ancar and Judith C. Ancar Declaration of Trust, dated September 26, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Evan Clayton Hart and Holly Lucille Hart, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Fox Chase Meadows, of record in Plat Book 5200, page 194, 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 SIDNEY P. ANCAR AND JUDITH C. ANCAR, TRUSTEES OF THE SIDNEY P. ANCAR AND JUDITH C. ANCAR DECLARATION OF TRUST, DATED SEPTEMBER 26, 2006, by deed from OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220208-0014606, dated February 4, 2022, said Register's Office.

Sidney P Ancar died on November 9, 2023, and Judith C. Ancar died on December 23, 2024. Jess Sorel is the successor Trustee of The Sidney P. Ancar and Judith C. Ancar Declaration of Trust, dated September 26, 2006

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 007-00-0-151.00.

Matters shown on the Plan of record in Plat Book 5200, page 194, said Register's Office.

This is improved property located at 1821 Fox Chase Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2025.

The Sidney P. Ancar and Judith C. Ancar Declaration of Trust, dated September 26, 2006

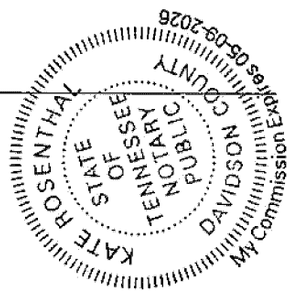
By: Jess Sorel, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jess Sorel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Sidney P. Ancar and Judith C. Ancar Declaration of Trust, dated September 26, 2006, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of May, 2025.

Notary Public

My Commission Expires: 

Certificate of Authenticity

I, Joshua A. Terry, 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 May 19th 2025.

Affiant Signature – Joshua A. Terry

May 21st 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on May 21st 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27