Karen Johnson Davidson County
Batch# 1284579 DEEDWARR
06/16/2025 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $2,368.00
20250616-0046584

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38633-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Sydney Lan Affiant Subscribed and sworn to before me this 12 day of June, 2025. Notary Public My Commission Expires: 5/30/29

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Taylor Martin Emily Elizabeth Martin 612 Tobylynn Circle Nashville, TN 37211	New Owner	Map and Parcel No.: 161 07 0 073.00

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, Matthew L. Zelenik and Kathryn E. Zelenik, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jonathan Taylor Martin and Emily Elizabeth Martin, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 612 Tobylynn Circle, Nashville, TN 37211.

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

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12 day of June, 2025.

GRANTORS:

Matthew L. Zelenik

Kathryn E. Zelenik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew L. Zelenik ~~and Kathryn E. Zelenik~~, husband ~~and wife~~, 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 12 day of June, 2025.

Notary Public
My Commission Expires: 5/30/29

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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, Grantors have executed this instrument on the 12 day of June, 2025.

GRANTORS:

Matthew L. Zelenik

Kathryn E. Zelenik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Matthew L. Zelenik and~~ Kathryn E. Zelenik, ~~husband and~~ wife, 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 12 day of June, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 303, on the Plan of SECTION FOUR, HUNTINGTON PARK, of record in Plat Book 4460, Page 74, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew L. Zelenik and Kathryn E. Zelenik, Husband and Wife by Warranty Deed from Matthew E. Ferrall and wife, Alisa J. Ferrall, of record in Instrument No. 20180518-0047796, in the Register's Office of Davidson County, Tennessee, dated May 17, 2018 and recorded on May 18, 2018.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and all matters shown on the plat of SECTION FOUR, HUNTINGTON PARK, as recorded in Plat Book 4460, Page(s) 74.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4580, Page 487.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20070925-0114175.

Certificate of Authenticity

I, Ryan Rafoth, 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 June 12, 2025.

Date

Affiant Signature

6/12/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of June, 2025.

Notary's Signature

My Commission Expires: 1/14/26
Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY