THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8763-WE

Karen Johnson
Batch # 1299988
07/21/2025 09 34 15 AM
Fees $13 00 Taxes $1,359 01

Davidson County
DEEDWARR
2 pgs

20250721-0057093

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
George DeZevallos	**New Owner**	
1201 Carl Seyfert Memorial		117-15-0A-154.00-CO
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIRK R. HIGGS AND SALLY G. HIGGS, CO-TRUSTEES OF THE HIGGS LIVING TRUST DATED SEPTEMBER 5, 2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE DEZEVALLOS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County Tennessee being Unit No. P-2 of Green Hills Terrace Condominium Apartments, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, together with the said Appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kirk R. Higgs and Sally G Higgs, husband and wife by Warranty Deed from Larry Harteker and Mary Ann Nichols, husband and wife of record in Instrument No. 20190925-0097313 Register's Office for Davidson County, Tennessee, dated September 23, 2019 and recorded on September 25, 2019.

Being the same property conveyed to Kirk R. Higgs and Sally G. Higgs, Co-Trustees of the Higgs Living Trust dated September 05, 2023 by Quitclaim Deed from Kirk R. Higgs and Sally G. Higgs, husband and wife of record in Instrument No. 20230908-0070710 Register's Office for Davidson County, Tennessee, dated September 05, 2023 and recorded on September 08, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1900 Richard Jones Road, Unit P2, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 17 day of July, 2025.

The Higgs Living Trust dated September 5, 2023

BY: Kirk R Higgs
Kirk R Higgs, Co-Trustee

BY: Sally G. Higgs
Sally G Higgs, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kirk R. Higgs and Sallyy G. Higgs** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Co-Trustees** of the **Higgs Living Trust dated September 5, 2023,** the within named bargainor, and Trust, and that he/she as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Kirk R. Higgs and Sally G. Higgs** as such **Co-Trustees**

Witness my hand and official seal this the 17 day of July, 2025.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public