Karen Johnson Davidson County
Batch# 1304018 DEEDWARR
07/31/2025 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20250731-0060501

Prepared by and return to:
Nest Title & Escrow, LLC
1865 Ashland City Road, Suite A
Clarksville, TN 37043
File No. 2025-129

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me this 17th day of July, 2025.

A. VOGLEMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: Feb 13, 29

Address of New Owner:	Send Tax Bills to:	Tax Information:
Antonio M. Walton and Katlin Jones	New Owner	015-14-0-010.00
3120 Union Hill Road Joelton, TN 37080		

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we

Anthony Louis Troyani, Jr. and Janet Troyani Wheeler, Successor Co-Trustees of Rebecca W. Troyani Revocable Trust dated July 13, 2021

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

Antonio M. Walton and Katlin Jones, husband and wife

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 4 P/O, as shown on the map entitled Section One, William Hills, of record in Book 3500, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM are those portions thereof described in the Final Consent Judgment of record in Book 4551, page 195, said Register's Office.

Being the same property conveyed to Rebecca W. Troyani, an unmarried person, by deed from Federal National Mortgage Association, aka Fannie Mae, A Corporation Organized Under and Existing Pursuant to the Laws of the United Stated, of record as Instrument No. 20031205-0175327, dated November 26, 2003, said Register's Office.

Rebecca W. Troyani conveyed said property to Rebecca W. Troyani, Trustee of the Rebecca W. Troyani Revocable Trust Dated July 13, 2021 by Quitclaim Deed of record as Instrument No. 20210716-0095581, dated July 13, 2021, said Register's Office. Rebecca W. Troyani died November 14, 2024. Pursuant to Section 3.03(a) of the Rebecca W. Troyani Revocable Trust, Anthony Louis Troyani, Jr. and Janet Troyani Wheeler were appointed as Successor Co-Trustees of the trust upon the death of the Settlor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property and the address of the herein described property is believed to be 3120 Union Hill Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 17th day of July, 2025.

Rebecca W. Troyani Revocable Trust dated July 13, 2021

By: _____
Anthony Louis Troyani, Jr., Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 17th day of July, 2025, before me personally appeared **Anthony Louis Troyani, Jr., Successor Co-Trustee of Rebecca W. Troyani Revocable Trust dated July 13, 2021**, 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 17th day of July, 2025.

_____
Notary Signature
My commission expires: Feb 13, 29

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Witness my hands this 23rd day of July, 2025.

Rebecca W. Troyani Revocable Trust dated July 13, 2021

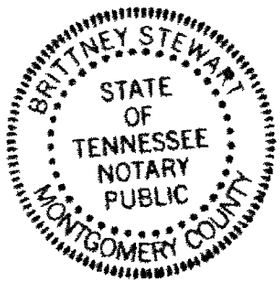
By: Janet T. Wheeler
Janet Troyani Wheeler, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 23rd day of July, 2025, before me personally appeared **Janet Troyani Wheeler, Successor Co-Trustee of Rebecca W. Troyani Revocable Trust dated July 13, 2021**, 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 23rd day of July, 2025.

Brittney Stewart
Notary Signature
My commission expires: 1/23/28



Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 07/17/2025 (date of document).

A Voglemann
Affiant Signature

07/30/2025
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of July, 2025.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL