NEW OWNER:
Aaron Taylor Antle
Candace C. Zilisch
7836 Harpeth View Drive
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER
7836 Harpeth View Drive
Nashville, TN 37221

Map & Parcel: 156-01-0B-014.00-CO

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1316692 DEEDWARR
08/29/2025 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20250829-0069557

WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED TWENTY THOUSAND DOLLARS ($520,000.00), cash in hand paid, the receipt of which is hereby acknowledged; We, **JOHN BENJAMIN MARSHALL and ANN MICHELLE MARSHALL ("Grantors"),** have this day bargained and sold and by these presents do hereby transfer and convey unto **AARON TAYLOR ANTLE and CANDACE C. ZILISCH, husband and wife, ("Grantees"), their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot Number 14 on the Plan of Harpeth View Subdivision, said plan being of record in Plat Book 6900, Page 319, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

AND BEING the same property conveyed to John Benjamin Marshall and wife, Ann Michelle Marshall, by Warranty Deed from Morris Eshaghpour Contracting Corporation, a Tennessee Corporation, dated August 15, 1991 and recorded August 22, 1991 in Book 8425, Page 587, Register's Office, Davidson County, Tennessee. John Benjamin Marshall and Ann Michelle Marshall were divorced by Final Decree of Divorce entered May 28, 2025 by the Fourth Circuit Court of Davidson County, Tennessee and now hold title to said property as tenants in common. **SEE** Docket Number 23D-1327, Circuit Court Clerk's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Declaration of Protective Covenants, Conditions, and Restrictions for Harpeth View of record in Book 7112, Page 341, Register's Office, Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, and Restrictions of Harpeth View Subdivision of record in Book 7242, Page 537, Register's Office, Davidson County, Tennessee; the same being superseded by Declaration of Covenants,

Conditions, and Restrictions of Harpeth View Homeowner's Association of record in Book 10940, Page 605, Register's Office, Davidson County, Tennessee.

3. Bylaws of Harpeth View Homeowners Association, Inc. of record in Book 7242, Page 546, Register's Office, Davidson County, Tennessee; the same being revised by instrument of record in Book 10940, Page 619, Register's Office, Davidson County, Tennessee.

4. Charter and Articles of Incorporation of Harpeth View Homeowners Association, Inc. of record in Book 7306, Page 411, Register's Office, Davidson County, Tennessee; the same being revised by instrument of record in Book 10940, Page 614, Register's Office, Davidson County, Tennessee.

5. Waterline Easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 6970, Page 275, Register's Office, Davidson County, Tennessee.

6. Public Utilities Easement in favor of Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee of record in Book 8436, Page 543, Register's Office, Davidson County, Tennessee.

7. Any and all matters as shown on plat of record in Plat Book 6900, Page 319, Register's Office, Davidson County, Tennessee.

8. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 7836 Harpeth View Drive, Nashville, TN 37221.

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

GRANTORS covenant with the Grantees that Grantors are lawfully seized and possessed of said tract of land in fee simple; that Grantors have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantees, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.

Property taxes for the current year shall be prorated.

WITNESS our signatures, this the 22nd day of August, 2025.

John Benjamin Marshall
JOHN BENJAMIN MARSHALL

Ann Michelle Marshall
ANN MICHELLE MARSHALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **JOHN BENJAMIN MARSHALL and ANN MICHELLE MARSHALL,** 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 and official seal at office in Hermitage, Tennessee, this 22nd day of August, 2025.



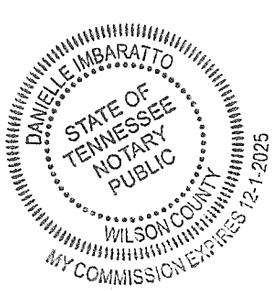
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**520,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Candace C. Zilis 08/25/25
Affiant

Sworn and subscribed to before me this the 22nd day of August, 2025.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Danielle Imbaratto, 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 8-22-25. (Date of document)

Danielle Imbaratto

Affiant Signature

8-22-2025

Date

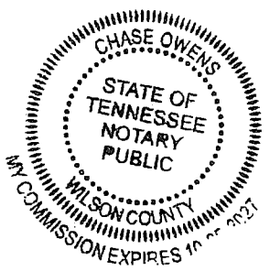
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of August, 2025.

Chase Owens

Notary signature



My commission expires: