Karen Johnson
Batch # 1331676
10/08/2025 09 49 50 AM
Fees $13 00 Taxes $1,813 00

Davidson County
DEEDWARR
2 pgs

20251008-0080281

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 6TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brandon Craighead and Emily Craighead, Husband and Wife	NEW OWNER (NAME)	
8099 Ridgewood Road (ADDRESS)	(ADDRESS)	5-14 01
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Anthony Louis Troyani and Janet Troyani Wheeler Successor Trustees of the Rebecca W. Troyani Revocable Trust, dated July 13, 2021, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon Craighead and Emily Craighead, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit.

Land in Davidson County and State of Tennessee, described according to a survey made by Steve Draper, May 17, 1963, as follows

Beginning at a point in the Southwesterly margin of Ridgewood Drive 180 feet Northwestwardly from the Northeast corner of the property conveyed to Hulon D Murphy and wife, by Deed from Georgia A Colebrook, of record in Book 3536, Page 22, Register's Office for said County, thence South 52 degrees 30 feet West 317 feet; thence Northwestwardly 290 feet; thence Northeastwardly 300 feet, more or less, to the margin of said Drive, thence with same around a curve in a Southeasterly direction 475 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Anthony L Troyani and wife, Rebecca W Troyani by Warranty deed from A.W Fisher and wife, Mattie B Fisher of record in Book 3949, page 662, Register's Office for Davidson County, Tennessee, dated 10/1/1965 and recorded on 10/22/1965

Being the same property conveyed to Rebecca W Troyani by Quitclaim deed from Anthony L Troyani of record in Book 9198, page 486, Register's Office for Davidson County, Tennessee, dated 12/8/1993 and recorded on 12/23/1993

Being a portion the same property conveyed to Rebecca W Troyani, Trustee of the Rebecca W Troyani Revocable Trust dated July 13, 2021 by Quitclaim deed from Rebecca W Troyani of record in Instrument No. 20210716-0095581 Register's Office for Davidson County, Tennessee, dated 7/13/2021 and recorded on 7/16/2021

Rebecca W Troyani a.k a Rebecca Frances Troyani having since died on or about November 14, 2024. Anthony Louis Troyani and Janet Troyani Wheeler were appointed Successor Trustees of the Rebecca W Troyani Revocable Trust, dated July 13, 2021 and specifically authorized to act individually or in concert.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8099 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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,

WARRANTY DEED
(Continued)

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/our hand(s) this 6th day of October, 2025

Anthony Louis Troyani and Janet Wheeler Successor Trustees of the Rebecca W Troyani Revocable Trust, dated July 13, 2021

BY _____
Anthony Louis Troyani, Successor Trustee

BY Janet Troyani Wheeler
Janet Troyani Wheeler, Successor Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Louis Troyani and Janet Troyani Wheeler Successor Trustees of the Rebecca W Troyani Revocable Trust, dated July 13, 2021, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 6th day of October, 2025

_____
Notary Public

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 7/16/2026

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072