Box 14
2025-354-NM

Karen Johnson
Batch # 1332213
10/09/2025 09 47 21 AM
Fees $23 00 Taxes $1,110 00
Davidson County
DEEDWARR
4 pgs
20251009-0080659

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000 00.

Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 8th day of October, 2025

Notary Public

My commission expires 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Owen Thanh Nguyen and Samy Nguyen	New Owner	119-04-0-058
420 Moore Avenue		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daryl Lee Zeller, Melanie Gayle Wenzler, Brian Dale Zeller, Kenneth Wayne Zeller, and Keith Jackson Zeller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Owen Thanh Nguyen, an unmarried man, and Samy Nguyen, an unmarried man, as joint tenants with right of survivorship

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 Lot No 19 on the Plan of Glencliff Estates, Section Four, as of record in Plat Book 1835, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereto

Being in the same property conveyed to Stanley E Zeller, Sr , and wife, Mary F Zeller by Warranty Deed dated June 02, 1978, from Bessie R Kimbro, a widow, of record in Book 5294, page 335, Register's Office for said County

Stanley E Zeller, Sr , having predeceased his wife, Mary F Zeller on March 15, 2021, and title vested in Mary F Zeller (aka Mary Frances Zeller) as surviving tenant by the entireties Mary F Zeller (aka Mary Frances Zeller) died testate on November 09, 2024, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, (Probate Division) under Case No 24P2481 The Last Will and Testament named Melanie Gayle Wenzler as the Executrix of the Estate of Mary F Zeller and Keith Jackson Zeller as alternate Executor Melanie Gayle Wenzler has declined to serve as Executrix and Keith Jackson Zeller was appointed as Executor of the estate

The said Keith Jackson Zeller, Executor of the estate of Mary F Zeller having conveyed the property to Daryl Lee Zeller, Melanie Gayle Wenzler, Brian Dale Zeller, Kenneth Wayne Zeller and Keith Jackson Zeller by Executor's

Quitclaim Deed dated April 25, 2025, recorded in Instrument No 20250505-0034369, Register's Office for Davidson County, Tennessee

THE conveyance of the above described parcel of land is subject to the following

Taxes for the year 2025, and all subsequent years not yet due and payable Map and Parcel 119-04-0-058

1 The Plan of record in Plat Book 1835, page 79, said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein

2 Grant of anchor easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the electric power board of said government of record in Instrument No 20090521-0046870, said Register's Office

The property conveyed herein is not the place of residence of the Grantors or their spouses

This is improved property known as 307 Wimpole Drive, Nashville, TN 37211

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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/our hand(s) this 7th day of October, 2025.

_____
Daryl Lee Zeller

_____
Melanie Gayle Wenzler

Brian Dale Zeller
Brian Dale Zeller

_____
Kenneth Wayne Zeller by Keith Jackson Zeller, Attorney-In-Fact

_____
Keith Jackson Zeller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Brian Dale Zeller, 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 7th day of October, 2025

Notary Signature
My commission expires 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Quitclaim Deed dated April 25, 2025, recorded in Instrument No 20250505-0034369, Register's Office for Davidson County, Tennessee

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Witness my/our hand(s) this 8th day of October, 2025.

Daryl Lee Zeller

Daryl Lee Zeller

Melanie Gayle Wenzler

Melanie Gayle Wenzler

Brian Dale Zeller

Kenneth Wayne Zeller by Keith Jackson Zeller, attorney in fact

Kenneth Wayne Zeller by Keith Jackson Zeller, Attorney-In-Fact

Keith Jackson Zeller

Keith Jackson Zeller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Brian Dale Zeller, 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 7th day of October, 2025

Notary Signature
My commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2025, before me personally appeared Daryl Lee Zeller, Melanie Gayle Wenzler and Keith Jackson Zeller, 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 8th day of October, 2025

Notary Signature
My commission expires 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Keith Jackson Zeller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Kenneth Wayne Zeller, the within named bargainor, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kenneth Wayne Zeller for the purpose therein contained, by signing the name of Kenneth Wayne Zeller by himself as his Attorney-in-Fact

WITNESS my hand, at office, this 8th day of October, 2025

Notary Signature
My commission expires 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument is being executed on behalf of Kenneth Wayne Zeller pursuant to a Specific Power of Attorney executed by him on September 26, 2025, of record in Instrument No. 20251009-0080658, said Register's Office for Davidson County, Tennessee.