Karen Johnson Davidson County
Batch# 1333247 DEEDWARR
10/10/2025 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20251010-0081313

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Donna Zuppa-Ansell and Wade Ansell	Donna Zuppa-Ansell and Wade Ansell	171 02 0A 003.00
(NAME)	(NAME)	
105 Villa View Court	3 Calle Rio	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Mary Ester, FL 32569	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Anthony Tokic, Jr., a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Donna Zuppa-Ansell and Wade Ansell, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 3 of PHASE I BRENTWOOD VILLA, of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 5, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property

Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing BRENTWOOD VILLA CONDOMINIUM of record in Book 6923, Page 943, as amended in Book 7035, Page 115; Book 7101, Page 730, Re-recorded in Book 7143, Page 18; Book 7266, Page 84; Book 7423, Page 567; Book 7423, Page 574 and Book 8074, Page 564, Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551 and Instrument No. 20180713-0067776, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Anthony Tokic, Jr., a single man, by Warranty Deed from Carrie E. Toth, a single woman, of record in Instrument No. 20180917-0092186, in the Register's Office of Davidson County, Tennessee, dated September 14, 2018 and recorded on September 17, 2018.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 105 Villa View Court, Brentwood, TN 37027
(House No.) (Street) (P.O. 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, 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.

Effective the 10 day of October, 2025.

Anthony Tokic, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

On this 10th day of October, 20 25, before me personally appeared Anthony Tokic, Jr., 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202510100081313

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of October, 2025.

Affiant Signature
Date 10/10/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027