Karen Johnson Davidson County
Batch# 1335845 DEEDWARR
10/20/2025 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $384.80
20251020-0083170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 17TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
10/24/2028 (AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

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
Michael Meister & Tricia Meister, husband & wife	Michael Meister & Tricia Meister	
	(NAME)	
0 Ridgewood Road	1014 Mallow Dr,	009-00-0-045.03
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Madison, TN 37115	
(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 Successor Trustee 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 Michael Meister & Tricia Meister, husband & 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:

Being a parcel of land in the 10th Council District of Davidson County, Tennessee, said parcel bearing a parcel ID of 00900004503 per the Davidson County, Tennessee Property Map, said parcel being the Rebecaa W. Tryoani, Trustee of the Rebecca W. Troyani Revocable Trust, of record in Instrument 20221011-0111225 Register's Office of Davidson County, Tennessee (RODCT), said parcel also being generally described as southwest of and adjacent to Ridgewood Road, a public 50' right of way per Deed Book 9433, page 715 RODCT, and east of Sulphur Branch, said parcel being more particularly described as follows:

Beginning at iron pin new, a ½" rebar capped Dhority, said pin being S 71° 55' 42" E for a distance of 1,252 feet, more or less, from the centerline intersection of Ridgewood Road and Greenbrier Road, said pin also bearing Tennessee State Plane Coordinates with a northing of 741493.98 and an easting of 1716637.85 North American Datum 1983/Grid North, said pin also being a corner of the Rebecca W. Troyani Property as recorded in instrument 20210716-0095581 RODCT, said pin also being on the western right of way of said Ridgewood Road, said pin also being the northern corner of the herein described parcel.

Thence with said right of way, S 27° 50' 46" E for a distance of 194.08 feet to an iron pin found, a ½" rebar, said pin also bearing Tennessee State Plane Coordinates with a northing of 741322.37 and an easting of 1716728.50 North American Datum 1983/Grid North, said pin also being a corner of the James B Crunk Property as recorded in Deed Book 748, page 219 RODCT, said pin also being the eastern corner of the herein described parcel.

Thence leaving said right of way and with said Crunk property, S 55° 48' 22" W for a distance of 474.94 feet to an iron pin found, a ½" rebar, said pin also bearing Tennessee State Plane Coordinates with a northing of 741055.46 and an easting of 1716335.66 North American Datum 1983/Grid North, said pin also being a corner of the Luis Mora Property as recorded in Instrument 20200706-0072386 RODCT, said pin also being the southern corner of the herein described parcel.

Thence with said Mora property the following two calls, N 30° 09' 11" W for a distance of 174.01 feet to an iron pin found, a ½" rebar, said rebar being the western corner of the herein described parcel.

Thence, N 53° 31' 19" E for a distance of 167.51 feet to an iron pin found, a 3/4" rebar, said pin being a corner of said Rebecca W. Troyani Property as recorded in instrument 20210716-0095581 RODCT.

Thence with said Troyani Property, N 53° 31' 19" E a distance of 317.01 feet to the point of beginning, said parcel containing 87,704 Square Feet or 2.01 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

Being the same property conveyed to Anthony L. Troyani and wife, Rebecca Troyani by Warranty Deed from Richard Anthony Mann and wife, Joan Marie Mann of record in Book 4559, Page 298, Register's Office for Davidson County, Tennessee, dated November 17, 1971 and recorded on December 8, 1971. Being the same property conveyed to

WARRANTY DEED
(Continued)

Rebecca W. Troyani by Quitclaim Deed from Anthony L. Troyani of record in Book 9198, Page 484, Register's Office for Davidson County, Tennessee, dated December 8, 1993 and recorded on December 23, 1993.

Being 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. 20221011-0111225 Register's Office for Davidson County, Tennessee, dated January 6, 2022 and recorded on October 11, 2022.

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. Anthony Louis Troyani is also know as Anthony Louis Troyani, Jr.

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

unimproved (X)
This is improved ( ) property, known as 0 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (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.

Witness my/our hand(s) this 17th day of October, 2025.

Anthony Louis Troyani Successor Trustee of the Rebecca W. Troyani Revocable Trust, dated July 13, 2021

BY: _____
Anthony Louis Troyani, Successor Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Louis Troyani with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Successor Trustee of Rebecca W. Troyani Revocable Trust, dated July 13, 2021 Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 17 day of October, 2025.

_____
Notary Public

My Commission Expires: 7/6/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Debra Paulsson, 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 10/17/2025
Date

D Paulsson
Affiant Signature

10/17/2025
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.