Karen Johnson Davidson County
Batch# 1341758 DEEDWARR
11/04/2025 07:59:30 AM 4 pgs
Fees: $23.00 Taxes: $11,285.00
20251104-0087588

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/29/2028

(AFFIX SEAL)

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meryl Kirshner Kraft, Trustee of the Andrea Renee Kirshner Non-Exempt Trust Created under the Kirshner Family Irrevocable Dynasty Trust Agreement dated December 24, 2014	New Owner	102-16-0-091
(NAME) 6108 Hickory Valley Road	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

KELLY MARIE DILTS AND BRIAN THOMAS VACLAVIK, WIFE AND HUSBAND,

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

MERYL KIRSHNER KRAFT, TRUSTEE OF THE ANDREA RENEE KIRSHNER NON-EXEMPT TRUST CREATED UNDER THE KIRSHNER FAMILY IRREVOCABLE DYNASTY TRUST AGREEMENT DATED DECEMBER 24, 2014

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. 103 on the Plan of Hillwood Estates, Section 7 of record in Book 2133, Page 90, Register's Office for said County, to which plan reference if hereby made for a more complete description.

Kelly Marie Dilts and Brian Thomas Vaclavik, wife and husband

Being the same property conveyed to Kelly Marie Dilts and Brian Thomas Vaclavik, wife and husband by Deed dated March 10, 2021 from Stephen T. Dolan and Margaret O. Dolan, husband and wife, recorded March 16, 2021, in Instrument Number 20210316-0034534, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 6108 Hickory Valley Road, Nashville, TN 37205

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 22nd day of October, 2025.

MILA DARLING
203737
NOTARY
PUBLIC
COMMISSION EXPIRES 09-19-26
STATE OF WASHINGTON

Kelly Marie Dilts

Brian Thomas Vaclavik

STATE OF Washington
COUNTY OF King

On this 22nd day of October, 2025 before me, a notary public, personally appeared Kelly Marie Dilts, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 09/19/2026

STATE OF _____
COUNTY OF _____

On this ____ day of _____, _____ before me, a notary public, personally appeared Brian Thomas Vaclavik, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: _____

LT&E File #22565

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 22 day of October, 2025.

Kelly Marie Dilts

Brian Thomas Vaclavik

STATE OF _____
COUNTY OF _____

On this ____ day of _____, _____ before me, a notary public, personally appeared Kelly Marie Dilts, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Williamson

On this 22 day of October, 2025 before me, a notary public, personally appeared Brian Thomas Vaclavik, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/24/2028

LT&E File #22565

Certificate of Authenticity

I, J. Trent Lehman, 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 10/22/2025.

Date

Affiant Signature

11/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of Nov., 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

