Box 14
2025-399-SH

WARRANTY DEED

Karen Johnson
Batch # 1347934
11/19/2025 11 03 25 AM
Fees $13 00 Taxes $9,065 00

Davidson County
DEEDWARR
2 pgs

20251119-0092210

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No RES-25-3002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeremy Brooks Cloud, Trustee of Jeremy Brooks Cloud Living Trust under trust instrument dated September 3, 2008, as restated June 3, 2022, and any amendment thereto	"NEW OWNER"	104 10 0 199 00
(NAME)	(NAME)	
3002 Overlook Drive Nashville, TN 37212		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **AMY L. WOOD, TRUSTEE OF RED ZORA IRREVOCABLE INVESTMENT SERVICES TRUST DATED MAY 5, 2023**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JEREMY BROOKS CLOUD, TRUSTEE OF JEREMY BROOKS CLOUD LIVING TRUST UNDER TRUST INSTRUMENT DATED SEPTEMBER 3, 2008, AS RESTATED JUNE 3, 2022, AND ANY AMENDMENT THERETO**, hereinafter called the Grantee(s), 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, Tennessee, being Lot No 15 of Block 5, as shown on the map entitled the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Tia Maria Sillers and Kash C Noble, Tenants in Common, from William Michael McSurdy, unmarried, and Cecily Vann McSurdy, now known as Cecily Vann, unmarried, by Warranty Deed dated May 16, 2023, recorded May 17, 2023, in Instrument No 20230517-0037025, in the Register's Office of Davidson County, Tennessee

Further being the same property conveyed to Amy L Wood, Trustee of the Red Zora Irrevocable Investment Services Trust, from Tia Maria Sillers and Kash C Noble, by Quitclaim Deed dated September 5, 2023, recorded September 5, 2023, in Instrument No 20230905-0069637, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **improved** property, known as 3002 Overlook Drive, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 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 18th day of November, 2025

Red Zora Irrevocable Investment Services Trust dated May 5, 2023

By _____, Trustee
Amy L. Wood, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Amy L Wood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of Red Zora Irrevocable Investment Services Trust dated May 5, 2023, the within named bargainor, a Trust, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee

Witness my hand, at office, this 18th day of November, 2025

_____
Notary Signature
My commission expires 10/20/2026



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171