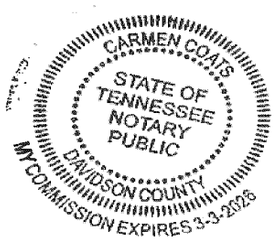
Karen Johnson Davidson County
Batch# 1356689 DEEDWARR
12/11/2025 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $3,263.40
20251211-0098546

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $882,000.00. Affiant Subscribed and sworn to before me, this the 9th day of December, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle Allan Zech and Asia Zech	CMG MORTGAGE, INC	024-00-0-362.00 & 024-00-0-014.00
4794 Brick Church Pike	3160 CROW CANYON RD	STE 400
Goodlettsville, TN 37072	SAN RAMON, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WILLIAM O. TREANOR, AND ELLEN MOREFIELD TREANOR, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE ALLAN ZECH AND ASIA ZECH, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:

A certain tract or parcel of land located in Davidson County, Tennessee, described as Tract No. 1 on a Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License-No. 458, as follows:

Beginning at an iron pin in the northwesterly margin of Brick Church Pike (said point being on a curve with a delta of 15 deg. 20 min. 01 sec., a radius of 953.94 feet, for a distance of 421.22 feet from an iron pin marking the corner of the property conveyed to Jesue B. Kiber filed for record in Book 5040, page 968, Register's Office for Davidson County, Tennessee); thence leaving Brick Church Pike, North 73 deg. 44 min. 28 sec. West 333.91 feet to an iron pin; thence, North 58 deg. 53 min. 20 sec. West 144.25 feet to an iron pin; thence, North 42 deg. 28 min. 45 sec. West 217.15 feet to an iron pin; thence, North 14 deg. 06 min. East 335.90 feet to an iron pin; thence, South 62 deg. 2 min. 40 sec. East 142.96 feet to an iron pin; thence, South 58 deg. 30 min. 00 sec. East 612.63 feet to an iron pin; thence South 71 deg. 50 min. 12 sec. East 91.25 feet to an iron pin; thence, North 66 deg. 02 min. 16 sec. East 126.19 feet to an iron pin; thence South 86 deg. 18 min. 56 sec. East 92.74 feet to an iron pin in the northwesterly margin of Brick Church Pike; thence with said margin of said pike on a curve having a delta of 26 deg. 50 min. 21 sec., a radius of 589.08 feet, for a length of 275.94 feet to an iron pin; thence continuing with said margin of said road, South 64 deg. 16 min. 22 sec. West 159.90 feet to a point; thence continuing with the curve of the margin of said road with a delta of 15 deg. 20 min. 01 sec. and a

radius of 953.94 feet, for a length of 89.38 feet to the point of beginning, and containing 6.94 acres, more or less.

Being the same property conveyed to William O. Treanor and Ellen Morefield Treanor, husband and wife by Warranty Deed from Richard A. Murray, and wife and Genevieve N. Murray a/k/a Sonia Genevieve N. Murray of record in Instrument No. 20150320-0024390 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 20, 2015.

Property 2:

A certain tract or parcel of land located in Davidson County, Tennessee, described as Tract No. 4 on a Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License-No. 458, as follows:

Beginning at an iron pin in the northwesterly margin of Brick Church Pike, a corner of the property conveyed to Jesue B. Kiber filed for record in Book 5040, page 968, Register's Office for Davidson County, Tennessee); thence with the northerly line of Kiber and a fence row, North 86 deg. 05 min. 29 sec. West 815.89 feet to a iron pin in the line of the property conveyed to Michael P. Hosey of record in Book 6602, page 562, Register's Office for Davidson County, Tennessee; thence the easterly line of Hosey, North 03 deg. 57 min. 27 sec. East 418.02 feet to an iron pin; thence, North 02 deg. 12 min. 50 sec. East 484.19 feet to an iron pin; thence South 62 deg. 22 in. 40 sec. East 441.88 feet to an iron pin; thence South 14 deg. 06 min. West 335.90 feet to an iron pin; thence, South 42 deg. 28 min. 45 sec.. East 217.15 feet to an iron pin; thence, South 57 deg. 53 min. 20 sec. East 333.91 feet to an iron pin in the northwesterly margin of Brick Church Pike; thence, with said margin of said pike having a delta of 15 deg. 20 min. 01 sec. and a radius of 953.94 feet for a length of 421.22 feet to an iron pin marking the point of beginning and containing 9.24 acres, more or less.

EASEMENT: THE GRANTORS FURTHER CONVEY to the GRANTEES, their heirs, personal representatives, successors or assigns, a permanent, perpetual easement for ingress, egress and public and private utilities which crosses Tract No. 1 on the Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License No. 458, extending from the northwesterly margin of Brick Church Pike to the northeasterly margin of Tract No. 4, as hereinabove described said easement being a dominant easement for the above described tract and a servient easement for Tract No. 1, as shown on the said survey, which easement is more specifically and particularly described as follows, to wit:

BEGINNING at a point in the northwesterly margin of Brick Church Pike, said point being 21.6 feet west of an existing iron pin set in concrete; thence, North 73 deg. 47 min. 21 sec. West 82.71 feet to an existing property corner (iron pin set in concrete); Thence, South 66 deg. 02. Min. 16 sec. West 126.19 feet to an iron pin set in concrete: thence South 56 deg. 38 min. 36 sec. West 388.82 feet to an iron pin set.

Being the same property conveyed to William O. Treanor and Ellen Morefield Treanor, husband and wife by Quitclaim from Richard A. Murray, and wife and Genevieve N. Murray a/k/a Sonia Genevieve N. Murray of record in Instrument No. 20150504-0040253, Register's Office for Davidson County, Tennessee, dated May 4, 2015 and recorded on May 4, 2015.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4794 Brick Church Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2025.

William O. Treanor

William O. Treanor

William O. Treanor, AIF

Ellen Morefield Treanor by William O. Treanor, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William O. Treanor, individually, and as attorney in fact for Ellen Morefield Treanor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2025.

Notary Public

My Commission Expires: 11-8-2028

RONNEE LEVIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 9. 2025.

Affiant Signature

10th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

