(2/3)
39-B

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson
Batch # 1398585
03/27/2026 12:37:23 PM
Fees: $13.00 Taxes: $1,761.20

Davidson County
DEEDWARR
2 pgs

20260327-0024499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $476,000.00.

Jackson Elzinga
Affiant

Subscribed and sworn to before me this 26th day of March, 2026.

Notary Public
My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No.: 2026-1310

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jackson Elzinga and Leah Kaye Elzinga	Old National Bank	
662 Tobylynn Dr. Nashville, TN 37211	One Main Street, Evansville, IN 47708	161-06-0-172.00

WARRANTY DEED

For and in 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

Vita Star, LLC, a Wyoming Close limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jackson Elzinga and Leah Kaye Elzinga, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 229 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Deborah D. Brent, an unmarried woman by Warranty Deed from Rebecca P. Jenkins of record in Instrument No. 20090409-0032322 Register's Office for Davidson County, Tennessee, dated April 07, 2009 and recorded on April 09, 2009.

Being the same property conveyed to Vita Star, LLC, a Wyoming Close Limited liability company by Warranty Deed from Deborah D. Brent, an unmarried woman of record in Instrument No. 20250127-

0005930 Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 27, 2025.

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

This is X improved _____unimproved property and the address of the herein described property is believed to be 662 Tobylynn Drive, Nashville, TN 37211, 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 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 hands this 24th day of March, 2026.

Vita Star, LLC, a Wyoming Close limited liability company

By: _____
Steve Herbert Sisson, Member

By: _____
Carla C. Sisson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steve Herbert Sisson and Carla C. Sisson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the only Members of Vita Star, LLC, a Wyoming Close limited liability company, and that they are authorized by Vita Star, LLC, a Wyoming Close limited liability compan to execute this instrument on its behalf.

Witness my hand and seal, at office in Williamson County, TN, this 24th day of March, 2026.

_____
Notary Signature

Printed Name: Kimbra Spann

My commission expires: 1/11/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY