AFTER RECORDING RETURN TO:
AmTrust North America, Inc.
800 Superior Avenue E.
Cleveland, OH 44114
File No. NTN-1427942

Karen Johnson Davidson County
Batch# 1404931 DEEDWARR
04/14/2026 08:49:30 AM 4 pgs
Fees: $23.00 Taxes: $3,286.06
20260414-0030075

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 155 10 0B 014.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 8th day of April, 2026, by and between **James Edwin Woys A/K/A James E. Woys, married, joined in execution by his spouse, Denise Woys,** residing at 7236 Natchez Pointe Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Marc A. Zola and Utta H. Zola, husband and wife, as tenants by the entirety,** residing at 7236 Natchez Pointe Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Eight Hundred Eighty Eight Thousand One Hundred Twenty Five and 00/100 Dollars ($888,125.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Natchez Pointe of record in Plat at Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property commonly known as: 7236 Natchez Pointe Drive, Nashville, TN 37221

Being the same property conveyed to James E. Woys, married from Cynthia Stroburg, unmarried in a Warranty Deed dated 02/23/2018 and recorded 03/16/2018 under Instrument No. 20180316-0025210 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

~~James Edward Woys~**A/K/A James E. Woys**

Denise Woys

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ~~James Edward Woys~ **A/K/A James E. Woys and Denise Woys** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Franklin, Tennessee, this 8 day of April, 2026.

Notary Public

My Commission expires: 2-21-29

No title exam performed by the preparer. Legal description and party's names provided by the party.

DEBORAH SCHOBER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 888,125.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

James E Ways
Affiant

Print Name: James E. Ways

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 8 day of April, 2026

Deborah Schober
Notary Public
My Commission Expires: 2-21-29

DEBORAH SCHOBER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Name and address for person(s) responsible for taxes:

Marc A. Zola and Utta H. Zola
7236 Natchez Pointe Drive
Nashville, TN 37221

Name and address of property owner:

Marc A. Zola and Utta H. Zola
7236 Natchez Pointe Drive
Nashville, TN 37221

Certificate of Authenticity

I, Joshua A. Terry, 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 4/8/26.

Affiant Signature – Joshua A. Terry

4/13/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/13/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27