Karen Johnson Davidson County
Batch# 1407717 DEEDQC
04/17/2026 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260417-0031716

**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| Zobor Trust<br>9560 New Highway 96 West<br>Franklin, TN 37221 | New Owner | 17800000800 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Julius Lorinc and Zuzana Lorinc, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Zobor Trust dated April 17, 2026** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being a parcel of land located in the Ninth Civil District of Davidson County, Tennessee, bounded on the southwest by State Highway 96 , west by Wright, north by Harpeth Meadow, LLC , east by Sharp and Vargas, being more particularly described as follows :
Beginning at an iron rod on the northeasterly right of way of State Highway 96 about one quarter mile southeast of the Old Harding Pike intersection at Toline's southwest corner as recorded in Deed Book 7256 page 818 and southeast corner of Wright as recorded in Instrument 20180801-0074784; thence,

Leaving the Highway with Wright N62 deg 53'29"E 954.38 feet to an iron rod ; N27 deg 37'18"E crossing a small pond, in all 937.58 feet to an iron rod; thence,

Along the southerly boundary of Harpeth Meadow, LLC as recorded in Instrument 20131008-0105832 with a wire fence the following calls: S79 deg 50'00"E 213.00 feet; N80 deg 18'49"E 146.22 feet; S64 deg 42'51"E 212.29 feet; S85 deg 44'29"E 98.00 feet; S78 deg 18'32"E 262.85 feet to a 26" hickory , the northeast corner of the tract herein described; thence, continuing with the fence and Sharp as recorded in Deed Book 7159 page 875 S08 deg 25'39"W 243.26 feet; S14 deg 28'22"W 97.15 feet; S11 deg 34'42"W 97.68 feet to a 24" beech ; S13 deg 34'44"W 125.79 feet; S26 deg 38'10"W 164.96 feet to an iron rod; thence,

Crossing the hollow with Vargas as recorded in Instrument 0000430-00011552 N69 deg 58'19"W 77.05 feet to an iron pipe ; with same S37 deg 22'42"W 1548.05 feet to a fencepost corner on the northeasterly right of way of State Highway 96; thence,

Along the right of way of Highway 96 to concrete monuments: N49 deg 16'10"W 77.44 feet; N53 deg 51'17"W 398.48 feet ; N35 deg 10'37"W 127.00 feet; N52 deg 59'18"W 248.47 feet; N67 deg 26'02"W 164.13 feet; N42 deg 53'15"W 273.70 feet to the beginning, containing 47.26 acres, more or less, according to a survey by Hollings T. Andrews , RLS No. 896 dated April 11, 1999 and description prepared by Boyd B. Gibbs, RLS No.1598, 106 South Public Square, Centerville, Tennessee, dated April 12, 2019.

Being the same property conveyed to **Julius Lorinc and Zuzana Lorinc, husband and wife**, by Warranty Deed dated April 18, 2019, from **Eric McPherson Toline and Lillian Toline Hickman and Pamlea L. Toline and Gail Toline Miller**, recorded in Instrument No. 20190424-0037515, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **9560 New Highway 96 West, Franklin, TN 37064.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 17th day of April 2026.

**Julius Lorinc**

**Zuzana Lorinc**

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 **Julius Lorinc**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 **Zuzana Lorinc**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 17th day of April 2026.

Notary Public

My Commission Expires:
12/13/27

AARON B. MORALES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, **Aaron B. Morales**, 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 April 17, 2026.

Affiant Signature

April 17, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of April 2026.

Notary's Signature

My Commission Expires: 12/10/2029

Notary's Seal:

KATHERINE E. EVEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec. 10, 2029
COUNTY OF WILLIAMSON