Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, Tennessee

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1426902 DEEDWARR
06/01/2026 11:53:14 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20260601-0049080

DM-LHOTC-26-520

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alyssa M. Noel and Delgardo Johan Jonker	**Same as New Owner**	
(NAME) **520 Tobylynn Drive**	(NAME) NEW OWNER	**161-11-0-081.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ZD HOMES TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA M. NOEL, AN UNMARRIED WOMAN, AND DELGARDO JOHAN JONKER, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 316 on the plan of Section Four, Huntington Park, of record in Book 4460, Page 74, Register's Office for said County.

Said Lot No. 316 fronts 68.0 feet on the northeasterly margin of Tobylynn Drive and extends back 179.4 feet on the northwesterly line and 157.55 feet on the southeasterly line to a dead line in the rear, measuring 105.39 feet thereon.

Being the same property conveyed to Linda K. Funk, Unmarried and Bruce G. Bennett, Unmarried as joint tenants with the right of survivorship by Warranty Deed from Samuel T. Ledbetter and wife, Jane T. Ledbetter of record in Book 10401, Page 109, Register's Office for Davidson County, Tennessee, dated March 26, 1997 and recorded on April 02, 1997.

Being the same property conveyed to ZD Homes Tennessee, LLC, a Tennessee Limited Liability Company by Warrant Deed from Bruce G. Bennett and Linda K. Funk Bennett, husband and wife of record in Instrument No. 20240917-0071633 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 17, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 74, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4580, Page 487, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance easement in favor of Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 7628, Page 544, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements in favor of United States of America of record in Book 2238, Page 226, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easements in favor of United States of America of record in Book 2338, Page 222 , in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Tobylynn Drive, Nashville, Tennessee 37211**.

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), 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 the 29 DAY OF MAY, 2026.

ZD Homes Tennessee, LLC

BY: _____

Zachary Debo
Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY DEBO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ZD HOMES TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of May, 2026.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212