Karen Johnson Davidson County
Batch# 1435829 DEEDWARR
06/18/2026 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $19,980.00
20260618-0055427

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39199	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $5,400,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2026. Notary Public My Commission Expires:

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark T. Van Zandt and Lindsay A. Van Zandt 4406 Howell Place Nashville, TN 37205	New Owner	Map and Parcel No.: 13003000400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Philip D. Krebs and Diana Sandoval Krebs, husband and wife ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to Mark T. Van Zandt and Lindsay A. Van Zandt, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4406 Howell Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of June, 2026.

GRANTORS:

Philip D. Krebs

Diana Sandoval Krebs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip D. Krebs and Diana Sandoval Krebs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2026.

Notary Public
My Commission Expires: 3/5/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly part of Lot No. 10, Block "A" on the Plan of Bellemeade Subdivision No. 2, as of record in Plat Book 421, page 51, Register's Office for said County, described as follows:

Beginning at a point which is the northeast corner of the intersection of Jackson Boulevard and Howell Place; thence in a northerly direction with the easterly margin of Jackson Boulevard, 225 feet to a point; thence in an easterly direction, and parallel with Howell Place, 276.5 feet to a point; thence in a southerly direction, and parallel with Jackson Boulevard, 225 feet to a point on the northerly margin of Howell Place; thence in a westerly direction along the northerly margin of Howell Place, 276.5 feet to the point of beginning.

Being the same property conveyed to Philip D. Krebs and wife, Elizabeth N. Krebs by deed dated July 19, 1996 from Premier Builders, Inc., a Tennessee Corporation, of record in Book 10132, Page 5, Register's Office for Davidson County, Tennessee. The said Elizabeth N. Krebs died July 14, 2009. Philip D. Krebs is now married to Diana Sandoval Krebs. By Quitclaim Deed dated December 15, 2017 of record in Instrument No. 20171218-0128751, Register's Office for Davidson County, Tennessee, Philip D. Krebs conveyed subject property to Philip D. Krebs and wife, Diana Sandoval Krebs, tenants by the entirety.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/17/26 (date of document).

Affiant Signature

6/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

