Karen Johnson Davidson County
Batch# 1445957 DEEDWARR
07/14/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20260714-0063528

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2026.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kerron McCroskey	New Owner	**150-05-0-030.00**
2905 Kinwood Dr		
Nashville, TN 37013		

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 ACKNOWLEDGE, WE,

Zachary Zuzic Zoker, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The T-Ready Enterprises Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 374 on the Plan of Forest View Park, Section I, as of record in Book 3700, Page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of an unnamed street; thence northwardly 136.17 feet to a concrete monument; thence eastwardly 125.62 feet to a concrete monument on the westerly margin of Kinwood Drive; thence 111.0 feet along the margin of said street to a concrete monument at the beginning of a curve; thence westwardly 39.27 feet around said curve to a concrete monument in the northerly margin of an unnamed street; thence with said margin 98.53 feet to the point of begininng.

Being the same property conveyed to Zackery Zuzic Zoker, an unmarried person, by Quitclaim Deed from Zackery Zuzic Zoker, an unmarried person, who acquired title as Jennifer L Zoker, and unmarried woman, dated April 18, 2016, of record in Instrument No. 20160516-0048194, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Jennifer L. Zoker by Warranty Deed from Cason A. Dickson dated 12/11/13 of record in Instrument No. 20131226-0129676, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 2905 Kinwood Dr, Nashville, TN 37013.

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 in 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.

Zachary Zuzic Zoker Date: 7-10-2026

Zachary Zuzic Zoker

STATE OF OHIO

COUNTY OF MARION

Personally appeared before me, a Notary Public of said County and State, Zachary Zuzic Zoker, the within named Grantor(s), 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, at office, this 10th day of July, 2026.

NOTARY PUBLIC

KENNETH RICHARD SPIEGEL
Notary Public
State of Ohio
My Comm. Expires
May 5, 2030

My Commission Expires: MAY 5, 2030

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/10/2026 (date of document).

Jennifer Russell
Affiant Signature

7/10/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

