Karen Johnson Davidson County
Batch# 1464343 DEEDWARR
08/26/2026 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260826-0078886

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25134-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$300,000.00~~.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

C.M. 11/22/2029

Notary Public
My Commission Expires: _____

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Zara Zeleny Michael Moore 6940 Somerset Farm Circle Nashville, TN 37221	091-12-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zara E. Zeleny, a married woman, and Dennis Zeleny**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/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, being the westerly one-half of Lots No. 122, 124, 126, 128, 130 and 132, Block 65, on the No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 & 75, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 122, 124, 126, 128, 130 and 132, Block 65, No. 1 Plan West Nashville, front together 55 feet on the northerly margin of Illinois Avenue and extend back between parallel lines, with the Easterly margin of an alley, 150 feet to a dead line in the rear.

Being the same property conveyed to Zara E. Zeleny and Dennis Zeleny, wife and husband by Warranty Deed from Donald R. Stombaugh and wife, Jo Anne Stombaugh, dated May 11, 2015, recorded May 14, 2015, of record in Instrument No. 20150514-0044575, Register's Office for Davidson County, Tennessee. Zara E Zeleny and Dennis Zeleny were never married to each other.

Michel Moore, as spouse of Zara E Zeleny, joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This property is not a primary residence of the Grantor, Dennis Zeleny and as such is not subject to any homestead, dower or other marital interest as contemplated statute.

This is improved property located at: **4504 Illinois Avenue, Nashville, TN 37209**

DocumentId:: 1202589
202608260078886

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of August, 2026.

GRANTOR:

Zara E. Zeleny

Michael Moore
Signed with Stavvy

Michael Moore

Dennis Zeleny
Signed with Stavvy

Dennis Zeleny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared, via audio and video communication, Michael Moore and Dennis Zeleny, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2026.

C. M. CORRIVEAU
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2029

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

C. M. Corriveau
Signed with Stavvy

Notary Public
My Commission expires: 1/22/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zara E. Zeleny, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I. M.

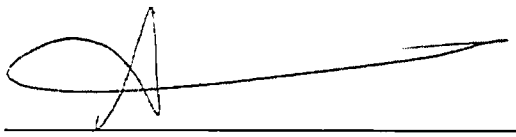
Notary Public
My Commission expires: 1/22/2029

DocumentId:: 1202589

202608260078886

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8-19-2026.



Affiant Signature — Date: 8-19-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-19-2026.



Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

