QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 154623 DEEDQC
10/29/2018 09:34:36 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181029-0106662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10.24.2018

Notary Public

COMMISSION EXPIRES:
(AFFIX SEAL)

TERRY L HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
ZD Management LLC, a Tennessee Limited Liability Company and Aole Ansari	ZD Management LLC, a Tennessee Limited Liability Company and Aole Ansari	117 07 0 125.00
(Name) 3425 A&B Stokesmont Road Nashville, TN 37215	3425 A&B Stokesmont Road Nashville, TN 37215	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Province Builders, LLC, a Tennessee Limited Liability Company and Aole Ansari, both as tenants in common, hereinafter referred to as Grantor(s), hereby quitclaim to ZD Management LLC, a Tennessee Limited Liability Company their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Units A&B of the Stokesmont Road as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 3425 Stokesmont Road, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20180914-0091446, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same lands conveyed to Thomas E. Allen and Charles E. Allen from Dennis Spain and Wife, Christi M. Spain by Warranty Deed dated November 24, 1982 and recorded December 2, 1982 in Book 5972, Page 479, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to Grace S. Allen, the Surviving Spouse of Charles E. Allen, now Deceased, and his sole heir from Grace S. Allen, as the Executrix of the Estate of Charles E. Allen, Deceased, of record in the Seventh Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, Docket No.14P - 212 by Quitclaim Deed dated January 15, 2015 and recorded January 21, 2015 as Instrument No. 20150121-0005786, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to Grace S. Allen from Thomas Edward Allen by Quitclaim Deed dated July 1, 2015 and recorded July 2, 2015 as Instrument No. 20150702-0064443, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to Province Builders, LLC, a Tennessee Limited Liability Company from Grace S. Allen, unmarried by Warranty Deed dated July 12, 2018 and recorded July 13, 2018 as Instrument No. 20180713-0068351, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same lands conveyed to Province Builders, LLC, a Tennessee Limited Liability Company and Aole Ansari, both as tenants in common from Province Builders, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated July 12, 2018 and recorded July 13, 2018 as Instrument No. 20180713-0068354, in said Register's Office for Davidson County, Tennessee.

Further known as: 3425 A&B Stokesmont Road, Nashville, TN 37215
Parcel Id(s): 117 07 0 125.00 (Parent Parcel)

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Province Builders, LLC, a Tennessee Limited Liability Company and Aole Ansari, both as tenants in common has hereunto set his/her/their signature, on this, the 23rd day of October, 2018.

Province Builders, LLC,
a Tennessee Limited Liability Company
By: John Swift, Sole Member

STATE OF Tennessee

County OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member, and is authorized to execute the instrument on behalf of Province Builders, LLC, a Tennessee Limited Liability Company , the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himsel as Sole Member.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 10/26/19

(SEAL)



Aole Ansari

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Aole Ansari with whom I am personally acquainted or proved to me on the basis of staisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the . 10.24.2018

Notary Public

My Commission Expires: 05.05.2020

(SEAL)

