Karen Johnson Davidson County
Batch# 336896 DEEDWARR
12/31/2019 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20191231-0135122

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th day of December, 2019.

My commission expires: 4-13-22

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Zhambala Holdings, LLC	SAME AS NEW OWNER	085130033.00
(NAME)	(NAME)	
211 Cliffdale Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $305,000.00 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 **Jonathan G. Dugdale,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Zhambala Holdings, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Revised Map of Cliffdale Subdivision, as of record in Book 974, page 49, Register's Office for Davidson County, Tennesee, described as follows:

Beginning on the northeasterly margin of Cliffdale Road at the corner of lots No 25 and 26; thence with the line between said two lots northwardly 215 feet to top of bluff, continuing in the same direction 280 feet, in all 495 feet to the low water mark of Stones River; thence with the low water ark of said river, southeastwardly 75 feet to the corner of Lots No. 26 and 27; thence with th line between said two lots, southwardly 300 feet to the top of a bluff and continuing in the same direct on 177 feet, in all 477 feet, to the northeasterly margin of said road; thence with said road northwestwardly 108 feet to the beginning.

Being the same property conveyed to Jonathan G. Dugdale by deed from Lois E. Propst, unmarried, of record in Instrument No. 20190422-0036191, said Register's Office.

It is hereby disclosed that the Grantor is a licensed real estate agent who is acting in his best interest in this matter. Further, the Grantor is selling this property in "AS-IS" condition with all faults, if any.

This property is __unimproved _X_improved property known as: 211 Cliffdale Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of December, 2019.

Jonathan G. Dugdale by Jessica Brooks, attorney-in-fact
Jonathan G. Dugdale by Jessica Brooks
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Jessica Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Jonathan G. Dugdale and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _201912310135121_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of December, 2019.

Tammy Duncan
Notary Public
My Commission Expires: 4/28/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY
(SEAL)
WILSON COUNTY