WARRANTY DEED

Karen Johnson Davidson County
Batch# 346269 DEEDWARR
01/22/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,221.14
20200122-0007915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-30-22

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Victor Herbert Kha and Amanda Rae Manceau-Kha	SAME	117 07 4M 001.00
(NAME)	(NAME)	
3423 A Stokesmont Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ZD Management LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Victor Herbert Kha and Amanda Rae Manceau-Kha, husband and wife**, 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:

Unit A as shown on Horizontal Property Regime of Townhomes at 3423 Stokesmont Rd of record in 20181126-0115059, Register's Office, Davidson County, Tennessee.

Being a portion of the same lands conveyed to John A. McLean and wife, Janel R. McLean from William Jeremy Mahlow, married by Warranty Deed dated June 26, 2006 and recorded June 30, 2006 in Instrument No. 20060630-0078522, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same lands conveyed to John A. McLean from Janel R. McLean by Quitclaim Deed dated June 13, 2014 and recorded August 05, 2014 in Instrument No. 20140805-0070298, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same lands conveyed to ZD Management LLC from John A. McLean, a married man by Warranty Deed dated October 31, 2018 and recorded November 26, 2018 in Instrument No. 20181126-0115058, in said Register's Office for Davidson County, Tennessee.

Further known as: 3423 A Stokesmont Road, Nashville, TN 37215
Parcel Id(s): 117 07 4M 001.00

File Number: 1912-1172

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3423 A Stokesmont Road, Nashville, TN 37215

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. 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.

Witness our hands this 21st day of Jan, 2020

ZD Management LLC

BY: _____
Aole Ansari, Sole Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Aole Ansari 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 of ZD Management, LLC , the bargainor, and that he, as such Sole Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the company by himself as such Sole Member.

Witness my hand and official seal, this the 21st of January, 2020.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL)

DEKALB COUNTY
SHILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC

File Number: 1912-1172

True Copy Certification

I, Deanna D. Johnson, 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.

Deanna D. Johnson

Signature

State of TN

County of DeKalb

Personally appeared before me, Tara Crook, a notary public for this county and state, Deanna D. Johnson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Crook

Notary's Signature

TARA CROOK
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

My Commission Expires: 6/29/22

Notary' Seal (if on paper)