WARRANTY DEED

Karen Johnson Davidson County
Batch# 365487 DEEDWARR
03/02/2020 08:47:53 AM 2 pgs
Fees: $13.00 Taxes: $3,949.75
20200302-0022770

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,067,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(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)
Amit Misra and Sumathi K. Misra		Parcel ID: 117 07 4L 002.00
(NAME)	(NAME)	
3427 Stokesmonth Road	New Owner	
(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, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amit Misra and Sumathi K. Misra, 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 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 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.

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, being a portion of the same lands conveyed to ZD Management LLC, a Tennessee Limited Liability Company from Province Builders, LLC, a Tennessee Limited Liability Company and Aole Ansari, both as tenants in common by Quitclaim Deed dated October 23, 2018 and recorded October 29, 2018 in Instrument No. 20181029-0106662, in said Register's Office for Davidson County, Tennessee.

Further known as: 3427 Stokesmonth Road, Nashville, TN 37215 Parcel Id(s): 117 07 4L 002.00

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 3427 Stokesmonth 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 27 day of Feb, 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 27th of February, 2020.

_____
Notary Public

My Commission Expires: 11-30-22

(SEAL) JUILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY