THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200325436

Karen Johnson Davidson County
Batch# 389268 **DEEDWARR**
04/21/2020 11:32:59 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20200421-0041620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Notary Public
My Commission Expires: 10-30-23

JULIANNA C. GASSAWAY STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

WARRANTY DEED

Address New Owner: ZD Management, LLC 5405 Bradfield Drive Nashvillle TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-05-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian A. Mast and Lorri F. Mast, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ZD Management, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Hillview Estates, of record in Plat Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN A. MAST AND WIFE, LORRI F. MAST, by deed from RONALD D. HALL AND WIFE, PATTY T. HALL, of record in Instrument No. 20140828-0078848, dated August 22, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 161-05-0-033.00.

Matters shown on the Plan of record in Plat Book 3600, page 89, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3836, page 719, said Register's Office.

This is improved property located at 5405 Bradfield Drive Nashvillle TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Brian A. Mast

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2020.

by Lorri F. Mast, his

Brian A. Mast by Lorri F. Mast, his
Attorney-in-Fact Attorney-in-Fact

Lorri F. Mast

Lorri F. Mast

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lorri F. Mast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Brian A. Mast and that she is authorized by Brian A. Mast to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of April, 2020.

Notary Public

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022