G#33285-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 424953 DEEDWARR
06/24/2020 12:01:27 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50

20200624-0068140

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Eric Paul Hess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2020

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Eric Paul Hess and Jennifer Joy Hess	First Horizon Bank	Parcel ID: 117-07-4M-002.00 CO
(NAME) 3423B Stokesmont Road	(NAME) 165 Madison Avenue	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Memphis, TN 38103	
(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 **Eric Paul Hess and Jennifer Joy Hess, 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:

Land in Davidson County, Tennessee, being Unit B on the Plan of Townhomes at 3423 Stokesmont Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 3423 Stokesmont Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181126-0115059, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Townhomes at 3423 Stokesmont Road, shown on Exhibit "B" to the Declarations of record in Instrument No. 20181126-0115059, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same lands conveyed to ZD Management, LLC from John A. McLean by Deed dated October 31, 2018 and recorded November 26, 2018 in Instrument Number 20181126-0115058, Register's Office, Davidson County, Tennessee.

Further known as: 3423B Stokesmont Road, Nashville, TN 37215
Parcel Id(s) 117-07-4M-002.00 CO

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 3423B 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 22nd day of June 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 22nd of June, 2020.

_____

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY