(1)

Karen Johnson Davidson County
Batch# 428524 DEEDWARR
06/30/2020 12:06:41 PM 2 pgs
Fees: $13.00 Taxes: $3,940.50
20200630-0070687

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DEKALB~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,065,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-12-2020

(AFFIX SEAL)

AMANDA S. WILLIAMS 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)
Eli E. Zimmerman and Daniel W. Zimmerman	The Bank of Nashville	Parcel ID: 117 07 0 125.00 p/o
(NAME) 3425 A Stokesmont Road	(NAME) 1033 Demonbruen Street, 2nd Floor	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37203	
(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 **Eli E. Zimmerman and Daniel W. Zimmerman, a married couple** , 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:

Being Unit A of the Stokemont 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 of 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 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 Number 20181029-0106660, Register's Office, Davidson County, Tennessee.

Further known as: 3425 Stokesmont Road, Nashville, TN 37215

Parcel Id(s) 117 07 0 125.00 p/o

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 3425 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 26TH day of JUNE, 2020

ZD Management, LLC

BY: _____

Aole Ansari, Sole Member

STATE OF TENNESSEE

COUNTY OF

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 26 of June, 2020.

_____

Notary Public

My Commission Expires: 9/19/23

(SEAL)

Kenneth R Burke
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 9/19/2023