WARRANTY DEED

Karen Johnson Davidson County
Batch# 433269 DEEDWARR
07/08/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20200708-0074138

Address New Owners as:	Tax Bill To:	Map / Parcel
ZD Management, LLC. 332 Van Buren St. Nashville, TN 37208	New Owner	129-8-135
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brenda R. Vantrease,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **ZD Management, LLC, a Tennessee Limited Liability Company** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 of Block "D" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, Page 62, Register's Office for said County, described as follows:

Beginning on the northerly margin of Alton Road at the corner of Lots Nos. 1 and 2 thence with said road westwardly 139 feet to the beginning of a curve; thence around said curve northwestwardly 36.14 feet to the easterly margin of State Highway No. 100; thence with said Highway northwardly 153.61 feet to the southwest corner of Lot 20; thence with the southerly line of Lot 20, eastwardly 122.5 feet to the corner of Lots 1 and 2; thence with the line between said two lots southwardly 173.41 feet to the beginning.

Being the same property conveyed to D. Wayne Vantrease and wife, Brenda R. Vantrease from Thomas L. Martin, Jr. and wife, Joyce M. Martin by Warranty Deed dated October 8, 1976, of record in Book 5076, Page 758, Register's Office for Davidson County, Tennessee. The said D. Wayne Vantrease has since died on October 17, 2011 and upon his death, title was vested in Brenda R. Vantrease as the sole surviving tenant by the entirety.

This is improved property known as 102 Alton Road, Nashville, TN 37205.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 5321, Page 452, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me this 2 day of June, 2020.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of June, 2020.

Brenda R. Vantrease

Brenda R. Vantrease

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Brenda R. Vantrease, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 26th day of June, 2020.

Notary Public

My Commission Expires: 11-26-27

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

