Karen Johnson Davidson County
Batch# 463355 DEEDWARR
08/25/2020 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20200825-0096227

WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-22-2021

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Vicki Sutton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/22/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
zamans814, LLC	zamans814, LLC	034-01-0-B-004.00CO
(NAME)	(NAME)	
5172 Remington Drive	5172 Remington Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Video One Productions, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **zamans814, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 4, of KIMBERLY COURT, a Condominium, as described on plan attached as Exhibit D to the Master Deed for Kimberly Court, of record in Book 6725, Page 885, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Video One Productions, a Tennessee Partnership composed of Sam Embry and Nick Embry, as General Partners by Warranty Deed dated 06/17/1992 from Small Business Administration, an Agency of the United States of America of record in Book 8656, Page 736, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Video One Productions, Inc. by Quitclaim Deed dated 11/14/1997 from Video One Productions, a Tennessee Partnership composed of Sam Embry and Nick Embry of record in Book 10687, Page 325, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 841 Wren Road, Suite #4, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-46568
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 my hand this 25th day of August, 2020.

VIDEO ONE PRODUCTIONS, INC.

Nick Embry, President

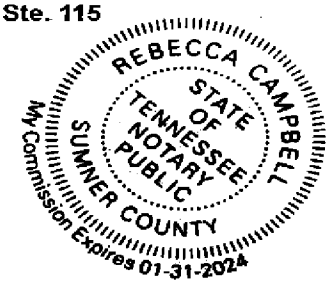
State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Nick Embry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Video One Productions, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 25th day of August, 2020.

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075



True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

