Karen Johnson Davidson County
Batch# 568949 **DEEDWARR**
02/05/2021 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20210205-0016816

WARRANTY DEED

2020-2000

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of December, 2020.

Notary Public

(Affix Seal)
My Commission Expires: 6-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
ZD Management, LLC 332 Van Buren Street Nashville, TN 37208	NEW OWNER	081-12-0-307.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Barbara Randolph**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **ZD Management, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING PARTS OF LOTS NO. 249 AND 250 IN WHAT IS KNOWN AS THE TOWN OF MCGAVOCK, A PLAN OF WHICH IS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CHEATHAM AND POLK STREET, BEING THE SOUTHWEST CORNER OF SAID LOT NO. 250, RUNNING THENCE EASTERLY WITH THE NORTHERN MARGIN OF CHEATHAM STREET; 76 FEET TO THE SOUTHWEST CORNER OF PART OF SAID LOTS SOLD BY THEO SEIFFRED TO C. P. SPAUGENBERG BY DEED OF RECORD IN BOOK 146, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, THENCE AT RIGHT ANGLES, TO SAID CHEATHAM STREET WITH SAID SPAUGENBERG'S WEST LINE NORTHERLY 100 FEET TO THE SOUTHERN LINE OF LOT 248 ON SAID PLAN; THENCE WITH THE SOUTHERN LINE OF SAID LOT 248 WESTERLY 76 FEET TO THE EASTERN MARGIN OF POLK STREET NOW 10TH AVENUE, NORTH; THENCE WITH THE EASTERN MARGIN OF POLK STREET, SOUTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RONALD R. RANDOLPH (NOW DECEASED) BY WARRANTY DEED FROM ALBERT ELAINE SCRUGGS, A SINGLE PERSON OF RECORD AS (BOOK) 5681 / (PAGE) 80 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 18, 1980 AND RECORDED ON NOVEMBER 21, 1980.

( ) **unimproved**
This is (X) improved property know as 912 Cheatham Place, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 30th day of December, 2020.

Barbara Randolph

Barbara Randolph

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Barbara Randolph, the bargainor(s), 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.

Witness my hand and official seal, this 30th day of December, 2020.

Notary Public
My Commission Expires: 6-24-2023

