Karen Johnson Davidson County
Batch# 605837 DEEDWARR
04/05/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,261.55
20210405-0043549

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $881,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Nicolas Joseph Izzi and Kristine Deanna Izzi	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
5405 Bradfield Drive	Same as Owner	16105003300
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ZD Management LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicolas Joseph Izzi and Kristine Deanna Izzi**, husband and wife, HEREINAFTER CALLED THE GRANTEE, 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 5405 Bradfield Drive, Townhomes, A Horizontal Property Regime with Private Elements, of record as Instrument No. 20200528-0054970, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to ZD Management, LLC by Warranty Deed from Brian A. Mast and Lorri F. Mast, husband and wife, of record in Instrument No. 20200421-0041620, Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 21, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 5405 Bradfield Dr. Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of March, 2021.

ZD Management, LLC

By: Aole Ansari, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of the state and county aforesaid, 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, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Sole Member.

WITNESS my hand and official seal at office this 30th day of March, 2021.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

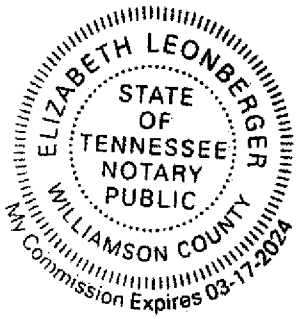
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024