Karen Johnson Davidson County
Batch# 616066 DEEDWARR
04/15/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20210415-0050707

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $252,000.00

Andy J. Oporta
Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Debra Paulsson
Notary Public

My commission expires: 10-21-2022

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andy J. Oporta	**EVERETT FINANCIAL**	**04405022800**
112 Rayon Drive	**14801 Quorum Drive, ste 300**	
Old Hickory, TN 37138	**Dallas, TX 75254**	

FOR AND IN 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 ACKNOWLEDGE, WE,

BZ Capital Group, LLC. a Iowa limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andy J. Oporta, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. N 219 on the Map of Rayon City, Old Hickory, Tennessee, described according to a survey made by John Wilkes, Civil Engineer, on July 30, 1928, as follows: Said Lot No. 219
fronts 50 feet on the Westerly margin of Rayon Drive and runs back between parallel lines and runs back 150 feet to a dead line.

Being the same property conveyed to BZ Capital Group, LLC. a Iowa Limited Lability Company, by Warranty Deed from Music City Holdings, LLC., dated March 27, 2018, of record in Instrument No. 20180402-0030220, Register's
Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 112 Rayon Drive, Old Hickory, TN 37138.

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 in 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.

_____ Date: 4/8/21
BZ Capital Group, LLC.
By: Beth Ann Brown
Its: Manager

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BETH ANN BROWN** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the MANAGER of BZ Capital Group, LLC and that she is authorized by BZ Capital Group, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of April, 2021.

_____
NOTARY PUBLIC

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10/21/2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

