Karen Johnson Davidson County
Batch# 632148 DEEDWARR
05/10/2021 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20210510-0062432

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Z1, LLC	New owner (NAME)	092 06 0
2728 Herman Street (ADDRESS)	(ADDRESS)	199.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles L. Davis, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Z1, LLC, hereinafter called the Grantees, their heirs and assigns, that 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. 4 on the Map of Carrick Subdivision of Block L, of the Heffeman Addition, not of record.

Said Lot No. 4 fronts 50 feet on the north side of Herman Street, formerly Jackson Street and runds back between parallel lines 150 feet to a 16 foot alley.

Being the same property conveyed to Charles Jones by Warranty Deed from Gary Hubbell and wife Shirley J. Hubbell of record in Instrument No. 20031125-0171244, Register's Office for Davidson County, Tennessee. Scrivener's Affidavot of record at 20041208-0146573 corrects the grantee's name to Charles Davis.

Being the same property conveyed to TEAM 7 Asset Management, LLC by quitclaim deed frm Charles L. Davis, of record in Instrument 20140724-0065831, Register's Office for Davidson County, Tennessee, and subsequently conveyed to Charles L. Davis by quitclaim deed from TEAM 7 Asset Management, LLC of record in Instrument No. 20190513-0044944, said Register's Office.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2728 Herman Street, Nashville, TN 37208
(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/our hand(s) this 29th day of April, 2021.

WARRANTY DEED
(Continued)

Charles L. Davis

STATE OF CA
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles L. Davis, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2021.

Notary Public

My Commission Expires:

(SEAL) 5-24-22

MARTHA MURILLO
Notary Public - California
Ventura County
Commission # 2243731
My Comm. Expires May 24, 2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura S.S.

On April 29, 2021 before me, Martha Murillo, Notary Public

personally appeared Charles L. Davis

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARTHA MURILLO
Notary Public - California
Ventura County
Commission # 2243731
My Comm. Expires May 24, 2022

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:
- Individual(s)
- Attorney-in-fact
- Corporate Officer(s): _____
- Guardian/Conservator
- Partner – Limited/General
- Trustee(s)
- Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other
- Additional Signer
- Signer(s) Thumbprint(s)
- _____

202105100062432

True Copy Certification

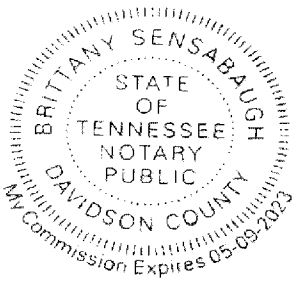
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23