Karen Johnson Davidson County
Batch# 642520 DEEDWARR
05/24/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210524-0069808

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2021-0956

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Crane and Brian Crane husband and wife	New Owner	072-07-0-194.00
(NAME)	(NAME)	
1238 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ZW Investment Group, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Crane and Brian Crane husband and wife,** 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 the westerly 50 feet of Lot No. 24, on the Plan of Young's Subdivision of certain lots in Keller's Subdivision of the Maxey Home Place, not of record, described according to a survey made by J. W. Wilkinson, Surveyor. dated May 21, 1959, as follows:

Said Lot No. 24 fronts 50 feet on the southerly margin of McGavock Pike and extends back 189 feet on the easterly line and 179 feet on the westerly line to a line in the rear measuring 50 feet thereon.

The address of the herein described property is believed to be 1238 MeGavock Pike A&B, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Being a portion of the same property conveyed to Guerrier Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Alton Embry and wife, Tracy Embry of record in Instrument No, 20180524-0049910 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 24, 2018.

Being property conveyed to ZW Investments Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Guerrier Development, LLC, a Tennessee Limited Liability Company of record in Instrument No, 20191231-0134795 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 31, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Plan of Young's Subdivision of certain lots

in Keller's Subdivision of the Maxey Home Place, not of record, described according to a survey made by J. W. Wilkinson, Surveyor. dated May 21, 1959

This property, known as 1238 McGavock Pike, Nashville, TN 37216
(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 20th DAY OF May, 2021.

ZW Investment Group, LLC

BY: _____
Jacob E. Zobrist, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob E. Zobrist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of May, 2021.

_____
Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

