THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 653287 DEEDWARRSP
06/09/2021 03:35:30 PM 5 pgs
Fees: $28.00 Taxes: $3,407.70
20210609-0077885

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
ZD Management, LLC 332 Van Buren Street Nashville, Tennessee 37208	Same	Map/Parcel: 131-055.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, GREGORY L. CLAYTON, EXECUTOR OF THE ESTATE OF JESSE EVERETT CLAYTON, JR., DECEASED (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ZD MANAGEMENT, LLC, a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

This is improved property located at 4601 Benton Smith Road in Nashville, Davidson County, Tennessee 37215.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 7th day of June, 2021.

THE ESTATE OF JESSE EVERETT CLAYTON, JR., DECEASED

By: _____ executor
Name: Gregory L. Clayton
Title: Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory L. Clayton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of June, 2021.

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

_____
NOTARY PUBLIC
My Commission Expires: 1/6/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $921,000.00.

_____
Affiant

Subscribed and sworn to before me
this 7th day of June, 2021.

_____
Notary Public

My Commission Expires: 1/6/2025

ELIZABETH J. BARBOUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-6-2025

64858975.1

EXHIBIT A

LEGAL DESCRIPTION

The following tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No.14 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 is described as beginning at a point in the Southerly margin of Harding Place, at the common corner of Lots No.13 and 14; thence with the line between said lots, Southwardly 260 feet to the Northerly line of Lot No.15; thence with the line between Lots No.14 and 15; Eastwardly 194.3 feet to the Westerly margin of Benton Smith Road; thence with the margin of said Road; Northwardly 171 feet to a concrete monument, and continuing with the same, Northwardly 35 feet to the beginning of a curve, thence along said curve, Northwestwardly 39.3 feet to the point on the Southerly margin of Harding Place; thence with the margin of the same, Westwardly 152 feet to the beginning.

Being the same property conveyed to Jesse E. Clayton and wife, Andrea R. Clayton, by Deed from Alan D. Powell and wife, Mary W. Powell, of record in Book 6549, Page 393, Register's Office for Davidson County, Tennessee, dated May 3, 1985 and recorded on May 6, 1985.

Said Andrea R. Clayton became deceased on December 5, 2020, filed for Probate in Docket No. 21P28, Chancery Court of Davidson County, Tennessee, vesting Jesse E. Clayton as surviving tenant.

Said Jesse E. Clayton became deceased on December 17, 2020, leaving Last Will and Testament filed for Probate in Docket No. 21P24, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Gregory L. Clayton is named Executor of the Estate of Jesse E. Clayton, deceased.

Being also known as 4601 Benton Smith Road, Nashville, Tennessee 37215.

EXHIBIT B

1. Real estate taxes for 2021, a lien, not yet due and payable.
2. Title to that portion of the premises embraced within the bounds of any streets, road or highways.
3. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 81 and 82, Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 2249, Page 192, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Easement to Piedmont Natural Gas Company of record in Instrument Number 20170522-0050657, in the Register's Office for Davidson County, Tennessee.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024