NEW OWNER:
ZR Investments, LLC
5911 Club Oaks Drive
Dallas, TX 75248-1123

SEND TAX BILL TO:
NEW OWNER

_____

_____

Map & Parcel: 026 00 0 026.00

THIS INSTRUMENT PREPARED BY:
Bellar & Winkler, PLLC
Attorneys at Law
212 Main Street North
Carthage, TN 37030
615-735-1684

Karen Johnson Davidson County
Batch# 659516 DEEDWARR
06/18/2021 09:22:45 AM 5 pgs
Fees: $28.00 Taxes: $1,010.10

20210618-0082376

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SEVENTY-THREE THOUSAND DOLLARS ($273,000.00), cash in hand paid, the receipt of which is hereby acknowledged; I, **SUE WOODS, both individually and as Personal Representative of the Estate of MARY ALICE WOOD,** have this day bargained and sold and by these presents do hereby transfer and convey unto **ZR INVESTMENTS, LLC, a Texas Limited Liability Company, its successors and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to–wit:

> **BEING** a part of Lot 11 on the Map of A. L. Moore's Subdivision of Biltmore, as of record in Book 421, Page 6, Register's Office, Davidson County, Tennessee, and being known as part of Tract 1 on the Map showing the Division of the lands of J. J. Jennings, in the Tenth (10th) Civil District and described as follows: **BEGINNING** at a point in the northwesterly margin of an unnamed road, said point being located North 54 degrees 35 minutes East 685.7 feet from the intersection of said road and another unnamed road running along the westerly margin of a 52.2 acre tract of land formerly owned by J. J. Jennings, and said BEGINNING point also being a common front corner of the property conveyed to Benjamin E. Pryor and wife by deed from Kate Gammel et al as of record in Book 2542, Page 467,

Register's Office, Davidson County, Tennessee; thence North 28 degrees 25 minutes West 656 feet to a point; thence South 54 degrees 35 minutes West 133 feet to a point; thence South 28 degrees 25 minutes East 656 feet to an unnamed road; thence with said road North 54 degrees 35 minutes East 133 feet to the point of BEGINNING.

AND BEING the same property conveyed to Mary Wood, Trustee of the Revocable Trust Agreement of Mary Wood, dated July 18, 2017, by Quitclaim Deed from Mary F. Wood, dated July 18, 2017, of record as Instrument Number 20170720-0073048, Register's Office, Davidson County, Tennessee. Mary Wood a/k/a Mary F. Wood a/k/a Mary Alice Wood, an unmarried person and a resident of Davidson County, Tennessee, died January 27, 2021 testate in Davidson County, Tennessee with Will of record in the Probate Clerk's Office, Davidson County, Tennessee. **SEE** Probate Case Number 21P299, Probate Clerk's Office, Davidson County, Tennessee. Mary Wood died without issue, having been predeceased by her only child, Robert Alan Wood, who also died January 27, 2021 unmarried and without issue. Robert Alan Wood was the sole Successor Trustee and sole successor beneficiary of the Revocable Trust Agreement of Mary Wood, dated July 18, 2017. Therefore, by the terms of said Trust Agreement and by operation of law, said Trust terminated, and said property passed to the Estate of Mary Alice Wood a/k/a Mary Wood, subject to the terms of the Will of Mary Wood and subject to the control of the Personal Representative of said Estate, including, but not limited to, the power of sale. Said Will devised said property to her sister, Sue Woods, who was also appointed Personal Representative of the Estate of Mary Alice Wood.

INCLUDED in the above description but SPECIFICALLY EXCLUDED from this conveyance is the following tract or parcel of land conveyed to the State of Tennessee by Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee at Nashville, entered July 31, 1990 and recorded July 31, 1990 in Book 8231, Page 660, Register's Office, Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEGINNING at the intersection of north boundary of the Arthur Davis property and the east boundary of the John Farmer property; thence with said east boundary North 23 degrees 06 minutes 07 seconds West 210.00 feet to a point in the proposed north margin of State Route 386; thence with said proposed margin South 58 degrees 39 minutes 38 seconds East 227.48 feet to a point in the west boundary of the Bobby E. Rager et ux property; thence with said west boundary South 23 degrees 28 minutes 47 seconds East 14 feet, more or less, to a point in said north boundary; thence with said north boundary South 61 degrees 18 minutes 58 seconds West 113.0 feet to the point of BEGINNING and containing 0.337 acre.

This conveyance is subject to the following:

1. Transmission Line Easement in favor of the United States of America of record in Book 2436, Page 12, Register's Office, Davidson County, Tennessee.

2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 159 Liberty Lane, Madison, TN 37115.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **ZR INVESTMENTS, LLC, a Texas Limited Liability Company, its successors and assigns,** forever.

I covenant with the Grantee that I am lawfully seized and possessed of said tract of land in fee simple; that I have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said tract of land to the said **ZR INVESTMENTS, LLC, a Texas Limited Liability Company, its successors and assigns,** against the lawful claims of all persons whomsoever.

Grantor to give Grantee immediate possession.

The 2021 property taxes to be prorated.

WITNESS my signature, this the 15th day of June, 2021.

Sue Woods

SUE WOODS

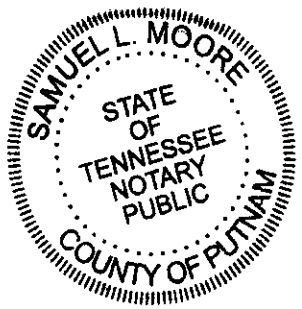
Sue Woods

SUE WOODS,
Personal Representative of the Estate of
MARY ALICE WOOD

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **SUE WOODS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Carthage, Tennessee, this 15th day of June, 2021.

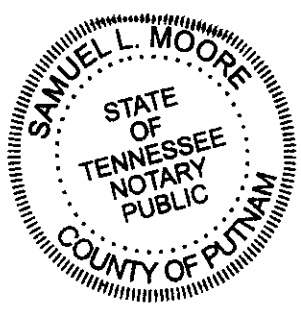


Notary Public
My Commission Expires: March 4, 2023

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, Samuel L Moore, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **SUE WOODS, Personal Representative of the Estate of MARY ALICE WOOD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Personal Representative of the Estate of MARY ALICE WOOD**, and who acknowledged that she executed the within instrument for the purposes therein contained, by signing her name as **Personal Representative of the Estate of MARY ALICE WOOD.**

WITNESS my hand and official seal at office in Carthage, Tennessee, this 15th day of June, 2021.



Notary Public
My Commission Expires: March 4, 2023

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$273,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 15th day of June, 2021.

SAMUEL L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public
My Commission Expires: 4/2023