Karen Johnson Davidson County
Batch# 672402 DEEDWARR
07/07/2021 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,862.80
20210707-0091478

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $1,044,000.00.

Affiant

Subscribed and sworn before me this the 1 day of July, 2021.

Notary Public
My commission expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas K. Zentz 1003 A Monroe St Nashville, TN 37208	New owner	081-16-0U 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NTN GENERAL INVESTMENTS, LLC, A ILLINOIS LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS K. ZENTZ AND CATHERINE M. ZENTZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee, being Unit No. A together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1003 Monroe Street Townhomes, a Horizontal Property Regime with Private Elements, and being shown on Plat attached thereto as Exhibit "A", of record in Instrument No. 20180508-0043836, as amended in Instrument No. 20190314-0023370, Register's Office for Davidson County. Tennessee. to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to NTN General Investments, LLC, an Illinois limited liability company by Warranty Deed dated 04/11/2019, from Daniel Eli Bates of record in Instrument No. 20190417-0035170, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1003 A Monroe St, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1 day of July, 2021.

NTN General Investments, LLC

BY: _____
David Smith, Manager

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MANAGER of the within named bargainor, NTN General Investments, LLC,, and that HE, as such MANAGER, executed the foregoing instrument for the purposes therein contained by signing the name of the NTN General Investments, LLC, by the said David Smith as such MANAGER.

Witness my hand and official seal this 1 day of July, 2021.

My commission expires:

R E MILLER
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 19, 2023

_____
Notary Public

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/21.

Affiant Signature

7/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON