Karen Johnson Davidson County
Batch# 744522 DEEDWARR
10/27/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20211027-0144042

WARRANTY DEED

File No. AT-21-1416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ELIZABETH J. BARNES WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Christopher Buehler and Jennifer Pauline Stieber	Same	
(NAME) 102 Alton Road	(NAME)	129-08-0-135.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, I/we, **Zd Management LLC, a Tennessee limited liabilty company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Christopher Buehler and Jennifer Pauline Stieber, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block "D" on the 2nd Revised Plan of Highland of Belle Meade No. 2, as of record in Plat Book 1130, Page 62, Register's Office for said County, described as follows:

Beginning on the northerly margin of Alton Road at the corner of Lots Nos. 1 and 2 thence with said road Westwardly 139 feet to the beginning of a curve; thence around said curve Northwestwardly 36.14 feet to the Easterly margin of State Highway No. 100; thence with said Highway Northwardly 153.61 feet to the southwest corner of Lot 20; thence with the Southerly line of Lot 20 Eastwardly 122.5 feet to the corner of Lots 1 and 2; thence with the line between said two lots Southwardly 173.41 feet to the beginning.

Being the same property conveyed to D. Wayne Vantrease and wife, Brenda R. Vantrease by Warranty deed from Thomas L. Martin, Jr, and wife, Joyce M. Martin of record in Book 5076, page 758, Register's Office for Davidson County, Tennessee, dated October 01, 1976 and recorded on October 08, 1976.
The said D. Wayne Vantrease was deceased.

Being the same property conveyed to Zd Management, LLC, a Tennessee Limited Liability Company by Warranty deed from Brenda R. Vantrease of record in Instrument No. 20200708-0074138 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 08, 2020.

Being also known as 102 Alton Road Nashville, Tennessee 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 22nd day of October, 2021.

Zd Management LLC, a Tennessee Limited Liability Company

By: _____
Aole Ansari, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned Notary of the state and county mentioned, personally appeared Aole Ansari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Zd Management LLC, the within named bargainor, a Limited Liability Company, and that such Aole Ansari as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of October, 2021.

_____
Notary Signature

Printed Name: Leslie Parsick

My commission expires: 1/3/23

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 22, 2021.

J. Carlton Drumwright

October 22, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 22, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY