THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31156

Karen Johnson Davidson County
Batch# 749251 **DEEDWARR**
11/04/2021 11:42:07 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20211104-0147624

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **435,000.00**.

Brenda S. Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allyson Jones and Horton James	NEW OWNER	
916 Glenridge Lane		142130B11800CO
Nashville, TN 37221		
(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, **Zed, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Allyson Jones and Horton Jones, wife and husband,**

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 Lot No. 118 on the Plan of First Revision, Riverside, Phase 3, of record in Plat at Instrument No. 20010404-0032691, Register's Office of Davidson County, Tennessee, and Final Plat Resubdivision Lots 114 through 130 and 131A, Riverside, Phase 3, of record in Plat at Instrument No. 20040108-0003094, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zed, LLC by Warranty deed from Justine Bobinger and Joseph B. Bobinger, Wife and Husband of record in Instrument No. 202104300058305 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on April 30, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **916 Glenridge Lane, Nashville, TN 37221.**

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 Grantor's hand this the 3rd day of November, 2021.

Zed, LLC

BY: _____
George de Zevallos, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **George de Zevallos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of **Zed, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this the 3rd day of November, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public