Karen Johnson Davidson County
Batch# 776628 DEEDWARR
12/20/2021 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20211220-0167661

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $540,000.00 Affiant Subscribed and sworn to before me This 10th day of December, 2021. Notary Public My Commission Expires: 03/04/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address New Owners as:	Tax Bill To:	Map / Parcel
Katherine Carle and Christian Carle 112 Blue Hills Ct Nashville, TN 37214	New Owner	084 15 0 099.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of Five Hundred, Fourty Thousand Dollars ($540,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Zhambala Holdings, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Katherine Carle and Christian Carle, husband and wife,** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot. No. 55 on the Plan of Section 1, Castlewood Estates, as shown by Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Included in this description but excluded from this conveyance is the sell off in Book 4212, Page 9, said Register's Office.

Being the same property conveyed to Zhambala Holdings, LLC by Warranty Deed from Sherman R. Tribble of record in Instrument Number 20130124-0007761, Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 24, 2013.

This is improved property known as 112 Blue Hills Ct., Nashville, TN 37214.

This is the same legal description as the previous deed.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Easement as of Record in Book 4883, Page 947, said Register's Office.
2. Subject to all matters on plat Book 2331, Page 72, said Register's Office.
3. Taxes for 2022 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantees that the Grantor 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 hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of December, 2021.

Zhambala Holdings, LLC

By: **Victor Leigh, Member**

By: **Meili Yang, Member**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Victor Leigh, member of Zhambala Holdings, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **member** of **Zhambala Holdings, LLC**, and as such **member** acknowledged the he is authorized to execute the foregoing instrument on behalf **of Zhambala Holdings, LLC** the within named bargainor, **a limited liability company**, and that he as such **member**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited liability company by himself as member**.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **December**, 2021.

Notary Public

My Commission Expires: 03/06/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Meili Yang, member of Zhambala Holdings, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a **member** of **Zhambala Holdings, LLC**, and as such **member** acknowledged the she is authorized to execute the foregoing instrument on behalf **of Zhambala Holdings, LLC** the within named bargainor, **a limited liability company**, and that she as such **member**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited liability company by herself as a member**.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **December**, 2021.

Notary Public

My Commission Expires: 03/06/24

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12-10-21.

Affiant Signature

12-15-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 15 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY