WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-10459-PR

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 806885 DEEDWARR
02/16/2022 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20220216-0018145

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00

Kirsten Vinden
Affiant

Subscribed and sworn to before me, this 4th day of February, 2022.

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Hayley A. Jean Dylan M. Patterson 2728B Herman Street Nashville, TN 37208	New Owner	Tax Parcel ID No. Parcel 092-06-0Q-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HAYLEY A. JEAN, A SINGLE PERSON and DYLAN M. PATTERSON, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. A on the Plan of the Homes at 2728 Herman Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of the Homes at 2728 Herman Street, a Horizontal Property Regime with Private Elements, of record as Instrument No 20210513-0064435, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Z 1, LLC, a Tennessee limited liability company by Warranty deed from Charles L. Davis of record in Instrument No. 20210510-0062432 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and

recorded on May 10, 2021, Scriveners Affidavit recorded Instrument No. 20210716-0095713, dated July 16, 2021.

This is improved property commonly known as: **2728B Herman Street, Nashville, TN 37208**

Although this unit is described as Unit A on the Horizontal Property Regime at 20210513-0064435, this property is commonly known as 2728B Herman Street, Nashville, TN 37208

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of February, 2022

Z 1, LLC

Authorized Representative

Jennifer S. Ghanem, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JENNIFER S. GHANEM**, 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 the Authorized Representative of Z 1, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 2 day of February, 2022.

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Rosalind Ruth, do hereby make oath that I am 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 2/2/2022

Affiant Signature

2/7/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of February, 2022

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires