Karen Johnson Davidson County
Batch# 835967 DEEDWARR
04/07/2022 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220407-0040341

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00.

Affiant

Subscribed and sworn to me on 30 day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 5/22/2023

TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
Jeremy H. Cherry
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35622

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jane Megan Zyski and Alec Samuel McCain 241 Antioch Pike Nashville, TN 37211	Synergy One Lending, Inc 3131 Camino Del Rio N, Suite 150 San Diego, CA, 92108	133-02-0-404.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JANE MEGAN ZYSKI AND ALEC SAMUEL MCCAIN, WIFE AND HUSBAND,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Subdivision of Part of Lot 50 and all of Lots Nos. 51 and 52 of Nolen Heights, as of record in Plat Book 332, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

INCLUDED THEREIN BUT EXCLUDED Therefrom the following land to which plat reference is hereby made for a more complete and accurate legal description.

A strip or parcel of land in the 30th Council manic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot Nos. 3, 4 and 5, on the Plan of the Subdivision of Part of Lot No. 51 and all of Lots Nos. 51 and 52, Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County and described as follows:

Said strip or parcel of land fronts 178.6 feet on the present Southerly margin of Antioch Pike and runs back between parallel lines South 2 degrees 43 minutes West 20.73 feet with the line between Lot Nos. 2 and 3 on said Plan and South 2 degrees 43 minutes West 25.30 feet with the Westerly margin of an alley to points on the new relocated Southerly margin of Antioch Pike on which it measures 178.69 feet thereon, being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Rosie Corlew of record in Book 4340, Page 555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vulfpeck, GP, a Tennessee general partnership, by QuitClaim Deed from Vulfpeck, GP, a Tennessee general partnership, of record in Instrument No. 20201130-0138641 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020 and Scrivener's Affidavit recorded on February 04, 2021 in Instrument No. 20210204-0016300.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantees.**
2. **Subject to all matters shown on the Plan of record in Plat Book 332, Page 162, Register's Office for Davidson County, Tennessee.**
3. **Restrictive Covenant for Detached Structure of record in Instrument Number 20210122-0009882, in the Register's Office for Davidson County, Tennessee.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 241 Antioch Pike, Nashville, TN 37211.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 hand this 30th day of March, 2022.

VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: STEVEN D. EMERY
ITS: AUTHORIZED PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Steven D. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Partner of Vulfpeck, GP, a Tennessee general partnership, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Partner.

Witness my hand and seal, this 30th day of March, 2022.

Notary Public, State of Tennessee

My Commission Expires: 5/22/23

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Tennessee Certification of Electronic Document

I, Traci Newby, 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 03/30/2022.

Traci Newby
Affiant Signature

03/30/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of March, 2022.

Theresa E Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023