Karen Johnson Davidson County
Batch# 836380 DEEDWARR
04/08/2022 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,593.70
20220408-0040991

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

O-VRES-22-2808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $701,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ZD Management, LLC	NEW OWNER	
(NAME) **2808 White Oak Dr**	(NAME) 332 VAN BUREN STREET	**117-03-0-125.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) NASHVILLE TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FLORENCE S. DAVIS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZD MANAGEMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of Sharondale Heights, as of record in Book 1835, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 95.0 feet on the easterly side of White Oak Drive and extends back between lines 216.1 feet on the northerly side and 268.5 feet on the southerly side to a broken rear line on which it measures 162.4 feet.

Being the same property conveyed to Richard E. Davis and wife, Florence S. Davis by Warranty deed from Byron Wright, Jr and wife, Margaret F. Wright of record in Book 4059, page 980, Register's Office for Davidson County, Tennessee, dated September 22, 1966 and recorded on September 23, 1966. (Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Bernard M. Rosenblum Trustee by Quitclaim Deed from Richard E. Davis and wife, Florence S. Davis of record in Book 5213, page 834, Register's Office for Davidson County, Tennessee, dated October 24, 1977 and recorded on October 25, 1977 and within the same deed the said Bernard M. Rosenblum, Trustee conveyed his interest in the subject property to Florence S. Davis. Richard E. Davis having since died on December 25, 2019, leaving Florence S. Davis as surviving tenants by its entirety.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 109, as amended in Book 2105, Page 252, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2031, Page 143, revised in Book 2032, Page 379 and amended in Book 2739, Page 233, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2808 White Oak Dr, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th DAY OF MARCH, 2022.

Florence S. Davis

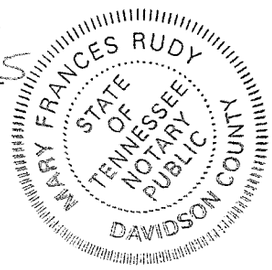
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENCE S. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

18th MFR

Witness my hand and official seal, this the 31st of March, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 MARCH 18, 2022.

Date

Affiant Signature

APRIL 1, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)