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WARRANTY DEED

Karen Johnson Davidson County
Batch# 850374 DEEDWARR
05/04/2022 01:40:59 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220504-0051732

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Z1 LLC, a Tennessee Limited Liabilty Company and B&F Holdings LLC, a Tennessee Limited Liabilty Company	Z1 LLC, a Tennessee Limited Liabilty Company and B&F Holdings LLC, a Tennessee Limited Liabilty Company	10203010700
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ronnie Bennett and wife, Martha L. Bennett,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1 LLC, a Tennessee Limited Liabilty Company and B&F Projects LLC, a Tennessee Limited Liability Company,** 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. 1233 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, Page 51 and 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie Bennett and wife, Martha L. Bennett by deed dated June 14, 1985 from Gary Franklin Foriest and wife, Teresa Ann Foriest of record in Book 6594, Page 594, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6539 Marauder Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of April, 2022.

Ronnie Bennett

Martha L. Bennett

State of Tennessee
County of Davidson

On this 29th day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Ronnie Bennett and Martha L. Bennett, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of April, 2022.

Notary Public Theresa L. Smith
My Commission Expires: September 06, 2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 22-Z1-6539