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Karen Johnson Davidson County
Batch# 867008 DEEDWARR
06/03/2022 11:03:14 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220603-0064247

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2022

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

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

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 Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company	Z1, LLC, a Tennessee Limited Liability Company and B& F projects, LLC, a Tennessee Limited Liability Company	09016022000
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-9342	Nashville, TN 37215-9342	
(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, I, **Diane W. Plauche,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1, LLC, a Tennessee Limited Liability 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:

Being Lot No. 403, on the plan of Charlotte Park, Section 5, of record in Book 2663, Page 111 and 112, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Diane W. Plauche by deed dated November 6, 2006 from Wilma G. Hooker Jeffus, joined herein by her husband, Frank Jeffus of record in Instrument No. 20061114-0141100, Register's Office for Davidson County,Tennessee.

unimproved ☐

This is improved ☑ property, known as 6107 Henry Ford 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 26th day of May, 2022.

Diane W. Plauche

State of Tennessee
County of Davidson

On this 26th day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Diane W. Plauche, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 26th day of May, 2022.

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

File No.: 22-Z1-6107

