Karen Johnson Davidson County
Batch# 877713 DEEDWARR
06/24/2022 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $921.30
20220624-0072598

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8887-2022

WARRANTY DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Katherine Warren
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of June 2022

Jennifer L Pennell
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Capital Fund I, LLC San Marcos, CA 92078	Same address as new owner	107-05-0-027

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY NINE THOUSAND AND 00/100 Dollars ($249,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ZACHARY K. DURBIN, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **EQUITY CAPITAL FUND I, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93, Section One, Bel-Air Subdivision, as shown on Plat of record in Book 2900, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Zachary K. Durbin, an unmarried man from Bert Knight and wife, Cynthia Knight, by Warranty Deed dated 04/15/2016 and recorded 04/18/2016 in Instrument No. 20160418-0037093, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1907 Dabbs Avenue, Nashville, TN 37217

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 16th day of June, 2022

GRANTOR(S)

Zachary K. Durbin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Zachary K. Durbin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16 day of June, 2022.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/16/22 (date of document).

Jennifer L. Pennell

6/17/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

