Karen Johnson Davidson County
Batch# 891842 DEEDWARR
07/21/2022 10:45:53 AM 2 pgs
Fees: $13.00 Taxes: $1,206.76
20220721-0083508

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gretchen E. Rucker & John D. Banzhoff 527 Ben Allen Road Nashville, TN 37216	CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	061000-023.02

THIS INDENTURE, made this 20th day of July, 2022 between

ZW Investment Group, LLC, a Tennessee limited liability company

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Gretchen E. Rucker and John D. Banzhoff, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 12th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning in the Easterly margin of Ben Allen Road, 1037 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, said Register's Office; running thence with said margin Northerly 41 feet; thence 67 degrees 25' East 403 feet to Nickens line; thence South 18 degrees 30' East 41 feet; thence Southwesterly 400 feet to the beginning.

Being the same property conveyed to ZW Investment Group, LLC, a Tennessee limited liability company by Quitclaim Deed dated 11/21/2017 from Jacob E. Zobrist, married of record in Instrument No. 20181005-0099152, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 527 Ben Allen Road, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her/their hand and seal the day and year first above written.

ZW Investment Group, LLC

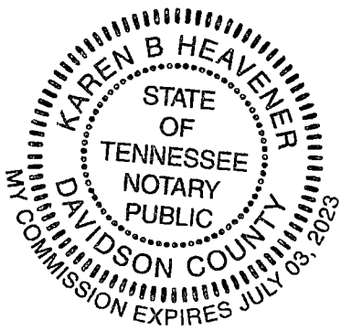
By:_____
Jacob E. Zobrist, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jacob E. Zobrist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of ZW Investment Group, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20th day of July, 2022.

_____
Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $326,150.00.

_____
Affiant

Sworn to and subscribed before me, this 20th day of July, 2022.

_____
Notary Public
My Commission Exp:_____

