Karen Johnson Davidson County
Batch# 906403 DEEDWARR
08/22/2022 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20220822-0094723

Name and Address of New Owner:
Tavior Mowry, Alexandria Mowry, Arthur Housley, and Tamera Mowry
159 Liberty Lane, Nashville, TN 37115

Send Tax Bills To:
New owners

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 026 00 0 026.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ZR Investments LLC, a Texas Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tavior D. Mowry and Alexandria B. Mowry, husband and wife and Arthur A. Housley and Tamera D. Mowry, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being a part of Lot 11 on the Map of A. L Moore's Subdivision of Biltmore, as of record in Plat Book 421, Page 6, Register's Office, Davidson County, Tennessee, and being known as part of Tract 1 on the Map showing the Division of the lands of J.J. Jennings, in the Tenth (10th) Civil District and described as follows:

Beginning at a point in the northwesterly margin of an unnamed road, said point being located North 54 degrees 35 minutes East 685.7 feet from the intersection of said road and another unnamed road running along the westerly margin of a 52.2 acre tract of land formerly owned by J. J. Jennings, and said Beginning point also being a common front corner of the property conveyed to Benjamin E. Pryor and wife by deed from Kate Gammel et al as of record in Book 2542, Page 467, Register's Office, Davidson County, Tennessee; thence North 28 degrees 25 minutes West 656 feet to a point; thence South 54 degrees 35 minutes West 133 feet to a point; thence South 28 degrees 25 minutes East 656 feet to an unnamed road; thence with said road North 54 degrees 35 minutes East 133 feet to the point of Beginning.

Being the same property conveyed to ZR Investments, LLC, a Texas Limited Liability Company, by Warranty Deed from Sue Woods, both individually and as personal Representative of the Estate of Mary Alice Wood, of record in Instrument No. 20210618-0082376, in the Register's Office of Davidson County, Tennessee, dated June 15, 2021 and recorded on June 18, 2021.

Being the same property conveyed to Mary Wood, Trustee of the Revocable Trust Agreement of Mary Wood, dated July 18, 2017, by Quitclaim Deed from Mary F. Wood (Widowed), of record in Instrument No. 20170720-0073048, in the Register's Office of Davidson County, Tennessee, dated July 18, 2017 and recorded on July 20, 2017.

This improved property known as 159 Liberty Lane, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2022.

ZR Investments LLC, a Texas Limited Liability Company

By: _____ (SEAL)
Rocky Ty Cherry, Member

STATE OF Texas

COUNTY OF Dallas

Before me, Betty S. Lacefield of the state and county mentioned, personally appeared Rocky Ty Cherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of ZR Investments LLC, the within named bargainor, a Limited Liability Company, and that such Rocky Ty Cherry as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 15th day of August, 2022.

Betty S. Lacefield
Notary Signature
My commission expires: June 2, 2026

BETTY S LACEFIELD
Notary ID #8583320
My Commission Expires
June 2, 2026

202208220094723

AFFIDAVIT OF VALUE

STATE OF Texas)
)
COUNTY OF Dallas)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of August, 2022.

Notary Public
My commission expires: June 2, 2026
File No. 2022-4931-SK

BETTY S LACEFIELD
Notary ID #8583320
My Commission Expires
June 2, 2026

202208220094723

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 8/15/2022.

D. Shayne Adair

8/17/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

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

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026