Name and Address of New Owner:
Elizabeth L. Zinke
3802 Kingswood Avenue
Nashville, TN 37216

Send Tax Bills To:
Elizabeth L. Zinke
3802 Kingswood Avenue
Nashville, TN 37216

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 061-15-0-377

Karen Johnson Davidson County
Batch# 911178 DEEDWARR
09/01/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20220901-0098440

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, **Taeid Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth L. Zinke, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 269, and the southerly 25 feet of Lot No. 270, on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said parts of Lots No. 269 and 270 front together 50 feet on the easterly side of Kingswood Avenue, formerly B Street, and runs back between parallel lines 207.4 feet to a dead line.

Being the same property conveyed to Taeid Properties, LLC, a Tennessee limited liability company, from Connie Taylor and Mark Taylor, wife and husband, by Warranty Deed dated April 27, 2021 and recorded September 10, 2021 in Instrument #20210910-0121722, said Register's Office.

Being the same property previously conveyed to Connie Taylor and Mark Taylor, wife and husband, from Kingswood Ave, LLC, a Tennessee limited liability company, by Quitclaim Deed dated September 6, 2017 and recorded September 18, 2017 in Instrument #20170918-0095135, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

Taeid Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Robert Taeidkashani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Robert Taeidkashani, 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 a member of Taeid Properties, LLC, the within named bargainor, a Limited Liability Company, and that such 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 the 15th day of August, 2022.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $799,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affint

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 11/6/2024

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 08/15/2022 (date of document).

Shannon O'Neill

Shannon O'Neill

08/15/2022

Date

State of Tennessee
County of Rutherford

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

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD