Karen Johnson Davidson County
Batch# 976938 DEEDWARR
03/03/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,626.63
20230303-0015461

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $709,900.00. Affiant Subscribed and sworn to before me, this the 3rd day of March, 2023. Notary Public My commission expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jaclyn S. Zimmer Paul A. Zimmer	New Owner	071-03-0-069.00
111 Gordon Terrace		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREENWOOD BAM LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACLYN S. ZIMMER AND PAUL A. ZIMMER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 19 and the easterly 15 feet of Lot No. 17 on the Plan of John L. Gordon Subdivision as shown by plat of record in Book 843, page 61, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sherry L. Gooch by Warranty Deed from Estate of Christine Duke dated January 22, 1998 and filed of record in Book 10768, page 451, Register's Office for Davidson County, Tennessee. Sherry Lynn Gooch married Walter Shandy Cork, Jr. on or about May 8, 1998 and they remained married until the time of her death on or about October 1, 2019. Walter Shandy Cork, Jr. having died intestate on or about November 12, 2019 leaving property vested in his heirs Walter Shandy Cork, III and LaCorya T. Baldon as evidenced by Affidavits of Heirship of record in Instrument No. 20210310-0031565 and Instrument No. 20210318-0036112, said Register's Office.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Walter Shandy Cork III and Lacorya T. Baldon dated December 15, 2021 and filed of record in Instrument No. 20211220-0167901 Register's Office for Davidson County, Tennessee, on December 20, 2021.

Being the same property conveyed to Greenwood BAM LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20211228-0170611 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 28, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 111 Gordon Terrace, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of March, 2023.

Greenwood BAM LLC, a Tennessee Limited Liability Company

By: _____
Derrick Royer, Member

By: _____
Peter Matteson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derrick Royer and Peter Matteson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Members of Greenwood BAM LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 3rd day of March, 2023.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 3/3/2023.

Jennifer A Hoffman
Affiant
Date: 3/3/2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 3rd day of March, 2023

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023