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Karen Johnson Davidson County
Batch# 1024696 **DEEDWARR**
07/11/2023 09 15 18 AM 2 pgs
Fees $13 00 Taxes $1,110 00

20230711-0052858

# WARRANTY DEED

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2023

Notary Public Theresa L Smith

MY COMMISSION EXPIRES 9/7/2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Overlook Capital, LLC, a Tennessee Limited Liability Company | Overlook Capital, LLC, a Tennessee Limited Liability Company | 05905014800 |
| (NAME) | (NAME) | |
| 2919 Berry Hill Drive | 2919 Berry Hill Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Paul M. Ziady, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Overlook Capital, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 188 on the Plan of Buena Vista Estates, Section IV, as of record in Book 4300, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Paul M Ziady, a married man by deed from Iona Douglas Moguel, a married woman record in Instrument No 20221227-0132344, Register's Office for Davidson County, Tennessee

The property conveyed herein is not the place of residence of the Grantor or his spouse

unimproved ☐

This is improved ☑ property, known as 4128 Buenaview Court, Nashville, TN 37218
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hands this 7th day of July, 2023

Paul M. Ziady by I Dyke Tatum, Attorney-In-Fact

State of Tennessee
County of Davidson

On this 7th day of July, 2023, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me I Dyke Tatum with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Paul M Ziady as Attorney-In-Fact, as his free act and deed

Witness my hand and official seal this 7th day of July, 2023

Notary Public Theresa L. Smith
My Commission Expires 9/7/2026

File No 23-Overlook

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.