WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024867 DEEDWARR
07/11/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230711-0053096

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires January 28, 2026

KATHERINE B SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Valerie Ann Campbell and Tyler Nicodem	New Owner	10515004400
(NAME)	(NAME)	
2117 Bransford Avenue		
(ADDRESS)	(ADDRESS)	
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, **Z1, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Valerie Ann Campbell and Tyler Nicodem,** 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:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 6 on the Plan of Vine Hill Homes of record in Plat Book 9700, Page 870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Z1, LLC, a Tennessee Limited Liability Company by deed dated April 19, 2023 from Paul M. Ziady of record in Instrument No. 20230421-0029346, Regist4er's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul M. Ziady, a married man by deed from Sherry Lynn Colwell-Tate, an unmarried person of record in Instrument No. 20230221-0011887, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2117 Bransford Avenue, Nashville, TN 37204
(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.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-4626-KS

Witness my/our hands this 6th day of June, 2023.

Z1, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

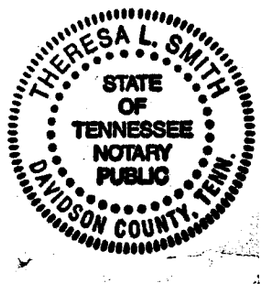
State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Z1, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent

WITNESS my hand and seal this 6th day of June, 2023.

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

File No.: 23-Campbell



Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 7-6-23.

Kathy Smith
Affiant Signature

7-6-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this July 6, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

