Karen Johnson Davidson County
Batch# 1032226 DEEDQC
07/28/2023 03:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230728-0058501

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402. Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ZD Management, LLC** ("Grantor"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **4601 Benton Smith, LLC,** (Grantee), a Tennessee limited liability company, all of its rights, title, and interests in the following described real property, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20210609-0077885** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28th day of **July, 2023.**

ZD Managment, LLC

By Aole Ansari, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Aole Ansari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be sole Member of **ZD Management, LLC** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Sole Member.

WITNESS my hand and official seal at office this 28th day of **July, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of **July, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**4601 Benton Smith Rd, Nashville, TN 37215**
TAX PARCEL NO.:	13111005500
PROPERTY OWNER:	**4601 Benton Smith, LLC**
OWNER'S ADDRESS:	**332 VAN BUREN STREET, NASHVILLE, TN 37208**
MAIL TAX BILLS TO:	**new owner**

EXHIBIT "A"

Being Lot No 14 on the Plan of Section I, Seven Hills, as of record in Book 2133, Page 82, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly Arcasa, 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 5/28/23.

Affiant Signature

7/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of July, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 05-09-26

202307280058501