Karen Johnson Davidson County
Batch# 1069239 DEEDWARR
11/07/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20231107-0086982

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(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
Emma Kathryn Hunt-Bauman	NEW OWNER	090163C00200CO
(NAME)	(NAME)	
536 B River Rouge Drive	536 B RIVER ROUGE DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37209	
(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 **Emma Kathryn Hunt-Bauman,*** 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:

***unmarried**

Land in Davidson County, Tennessee, being **Unit B** as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 536 River Rouge Drive Homes of record in Instrument No. 20220426-0047544, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company by deed from Pamela Lee Duzak, individually of record in Instrument No. 20220426-0047543, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 536 B River Rouge Drive, Nashville, TN 37209
(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 2nd day of November, 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 2nd day of November, 2023.

_____
Notary Public Theresa L. Smith
My Commission Expires: September 07, 2026

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

File No.: 23-Hunt-Bauman

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **November 2, 2023**.

Date

Affiant Signature

November 7, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **November**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)