Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945874

Karen Johnson Davidson County
Batch# 1073982 **DEEDWARR**
11/21/2023 10:26:23 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20231121-0090527

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2023.

Notary Public
My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zona Lake, LLC 1717 16th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081 11 0 260.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **North Nash Dev, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zona Lake, LLC, a Tennessee Limited Liability Company**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the Northerly 50 feet of Lot No. 348 in D. T. McGavock and Others addition, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said Northerly part of Lot No. 348 fronts 50 feet on the Westerly side of 16th Avenue, North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to North Nash Dev, LLC, by Warranty Deed from Marc Prosser, a married man, of record in Instrument No. 20230808-0061227, in the Register's Office of Davidson County, Tennessee, dated July 21, 2023 and recorded on August 08, 2023.

Being the same property conveyed to Marc Prosser, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20180507-0043361, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 07, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. McGavock and Others addition, as recorded in Plat Book 21, Page(s) 41.

This is improved property located at 1717 16th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2023.

North Nash Dev, LLC

member
By: Allen Chadwick Harris, Member

Marianne Wilson Harris, member
By: Marianne Wilson Harris, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Chadwick Harris and Marianne Wilson Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of North Nash Dev, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid members.

Witness my hand, at office, this 14th day of November, 2023.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires: 5/7/24