WARRANTY DEED

Karen Johnson
Batch # 1081797
12/14/2023 12:22:25 PM
Fees: $13.00 Taxes: $1,017.50
20231214-0096581

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD JONATHON JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 6.8.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Anderson Troy Anderson	JMAC Lending, Inc	119-03-0B-063.00
(NAME)	(NAME)	
295 Plus Park Blvd #214	3200 Park Center Dr ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Costa Mesa, CA 92626	
(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, , **Caleb Zinge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melanie Anderson and Troy Anderson,** 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, being Unit No. 214, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument Number 20220222-0019981, amended in Instrument Number 20220606-0064634, as further amended and re-stated in Instrument Number 20220815-0092382 and corrected in Instrument Number 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eric M. Dill from D.B. Perry Holdings, G.P., a Tennessee General Partnership, by Special Warranty Deed on July 23, 2021, of record in Instrument Number 20210727-0100539, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Dill Property Holdings, LLC, a Tennessee limited liability company from Eric M. Dill, by Quit Claim Deed on May 31, 2022, of record in Instrument Number 20220622-0071136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CALEB ZINGE, AN UNMARRIED MAN from DILL PROPERTY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Warranty Deed on November 23, 2022, of record in Instrument Number 20221130-0125573, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 295 Plus Park Blvd #214, Nashville, TN 37217
(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 12th day of December, 2023.

12/12/23
Caleb Zinge

State of Tennessee
County of Davidson

Personally appeared before me Caleb Zinge, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of December, 2023.

Notary Public
My Commission Expires: 6-23-25

File No.: 202310006

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD