WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097528 DEEDWARR
02/02/2024 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $3,033.99
20240202-0007540

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $819,998.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

DAVIDSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
ASHLEE D. PAGE

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-010024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcus Shute, Jr. and Natalie Shute	**new owners**	
(NAME) 6218 Henry Ford Drive, Unit B	(NAME)	090-16-2C-002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED NINETEEN THOUSAND NINE HUNDRED NINETY-EIGHT AND NO/100 DOLLARS ($819,998.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS SHUTE, JR. AND NATALIE SHUTE, HUSBAND AND WIFE,** 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:

Being a part of land in Davidson County, Tennessee, Unit B, as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for 6218 Henry Ford Drive Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220722-0083869, 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 part of the same property conveyed to Z1, LLC, a Tennessee limited liability company by Warranty Deed from Peggy Conners, unmarried, dated 07/20/2022, of record in Instrument 20220722-0083868, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 6218 Henry Ford Drive, Unit B, Nashville, TN 37209
(House No.) (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 hand(s) this the 31st day of January, 2024

Z1, LLC, a Tennessee Limited Liability Company

BY: _____
I. Dyke Tatum
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2024, before me personally appeared I. Dyke Tatum, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Z1, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of January, 2024.

_____
Notary Public

My Commission Expires: 9-7-26

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC

Certificate of Authenticity

I, Holly A. Mason, 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 February 31, 2024.

Affiant Signature

2/2/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of February, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026