THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P24-16313-BW

Karen Johnson
Batch # 1116805
04/01/2024 10:03:30 AM
Fees: $13.00 Taxes: $4,347.50

Davidson County
DEEDWARR
2 pgs

20240401-0022157

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,175,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2024

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/7/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Battle of Nashville Trust, Inc		
222 2nd Ave N , **Suite 340-M**	New Owner	131-11-0-055.00
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **4601 Benton Smith, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Battle of Nashville Trust, Inc., a Tennessee corporation**

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:

The following tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No.14 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 is described as beginning at a point in the Southerly margin of Harding Place, at the common corner of Lots No.13 and 14; thence with the line between said lots, Southwardly 260 feet to the Northerly line of Lot No.15; thence with the line between Lots No.14 and 15; Eastwardly 194.3 feet to the Westerly margin of Benton Smith Road; thence with the margin of said Road; Northwardly 171 feet to a concrete monument, and continuing with the same, Northwardly 35 feet to the beginning of a curve, thence along said curve, Northwestwardly 39.3 feet to the point on the Southerly margin of Harding Place; thence with the margin of the same, Westwardly 152 feet to the beginning.

Being the same property conveyed to ZD Management, LLC, a Tennessee limited liability company by Special Warranty Deed from Gregory L. Clayton, Executor of The Estate of Jesse Everett Clayton, Jr., deceased of record in Instrument No. 20210609-0077885 Register's Office for Davidson County, Tennessee, dated June 7, 2021 and recorded on June 9, 2021.

Being the same property conveyed to 4601 Benton Smith, LLC, a Tennessee limited liability company by Quitclaim Deed from ZD Management, LLC, a Tennessee limited liability company of record in Instrument No. 20230728-0058501 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on July 28, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **4601 Benton Smith Road, Nashville, TN 37215**

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 our hands this the 28 day of March, 2024.

4601 Benton Smith, LLC, a Tennessee limited liability company

BY: _____
Aole Ansari, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, 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 **Authorized Representative** of **4601 Benton Smith, LLC, a Tennessee limited liability company**, the within named bargainor, and that he as such **Authorized Representative**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of **4601 Benton Smith, LLC**, by himself as **Authorized Represntative**.

Witness my hand and official seal this the 28 day of March, 2024.

My Commission expires: 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY