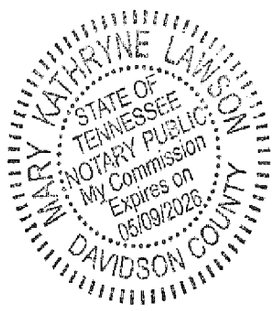
Karen Johnson Davidson County
Batch# 1120990 DEEDWARR
04/09/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20240409-0025169

WARRANTY DEED



This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2024-0267

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Llama Living Trust Dated 06/14/2019	Michael & Vanessa Wylie	081-11-0-530.00
(NAME) 1619 12th Avenue North	(NAME) 19528 Shadow Ridge Way	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Porter Ranch, CA 91326	
(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, **ZW Investment Group, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Wylie and Vanessa Wylie as Trustees of The Llama Living Trust Dated 06/14/2019, for the benefit of Michael Wylie and Vanessa Wylie,** 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:

That Certain tract or Parcel of Land in Davidson County, State of Tennessee, described as Follows, to wit:

Being the Northerly 50 feet of Lot No. 180 and the Southerly 10 feet of Lot No. 181 on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 180 and 181 front together 60 feet on the Westerly side of 12th Avenue North, formerly Florence Street, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to ZW Investment Group, LLC by Warranty Deed from Justin Mundie and Carrie Mundie, husband and wife of record in Instrument No. 20171101-0111976 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 01, 2017.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 1619 12th Avenue North, Nashville, TN 37208
(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 hand(s) this 29th DAY OF MARCH, 2024.

ZW Investment Group, LLC

BY: _____
Jacob E. Zobrist, Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jacob E. Zobrist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Member of ZW Investment Group, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Jacob E. Zobrist, as Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself, as Member of said limited liability company.

Witness my hand and official seal at office, this 29th day of March, 2024

_____
Notary Public

My commission expires: 10-31-2027

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Tennessee Certification of Electronic Document

I, Mary Kathryne Lawson 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 03/29/2024 (date of document).

Affiant Signature

03/29/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

