Karen Johnson Davidson County
Batch# 1121062 DEEDWARR
04/09/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240409-0025278

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____.

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2026
DAVIDSON COUNTY

This area for recording stamp

(AFFIX SEAL)

MST 2024-0314

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
Michael Wylie and Vanessa Wylie Trustees of The Llama LT, June 14,2019	Michael Wylie & Vanessa Wylie	081-12-092.00
(NAME) 1621 Arthur Avenue	(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, 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:

Land in Davidson County, Tennessee, being Lot No. 369 on the Plan of McGavock's Town, North Nashville of record in Plat Book 21, Page 23, 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 the same property conveyed to ZW Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Anderson Chapman Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200903-0100862 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 03, 2020.

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, 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 23, Register's Office for Davidson County, Tennessee.

This property, known as 1621 Arthur Avenue, 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, a Tennessee limited liability company

BY: _____
Jacob E. Zobrist, Manager

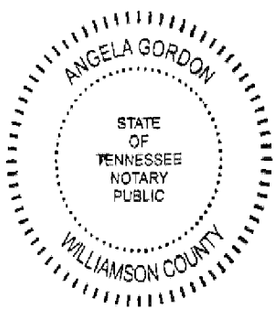
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 ~~2024~~ AO



(SEAL)

Tennessee Certification of Electronic Document

I, Mary Katherine 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

