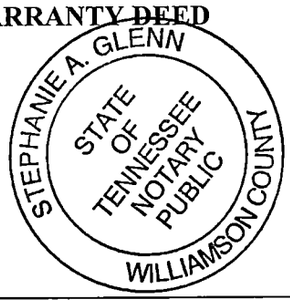
WARRANTY ~~DEED~~ 	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Williamson SR THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00 Sandy McCollum AFFIANT SUBSCRIBED AND SWORN TO ME ON 06/25/2024. Stephanie A Glenn NOTARY PUBLIC MY COMMISSION EXPIRES 2-1-27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11676-NASH

Karen Johnson
Batch # 1154339
07/08/2024 09:28:30 AM
Fees: $18.00 Taxes: $1,480.00

Davidson County
DEEDWARR
3 pgs

20240708-0050665

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Natalie Hernandez and Sean Litka	Alcova Mortgage LLC	061-15-0-117.00
1144 Ardee Avenue	308 Market St. SE	
Nashville, TN 37216	Roanoke, VA 24011	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ZF SPV LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie Hernandez and Sean Litka, As joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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. 18 of Block B on the Subdivision of Sunnymeade, of record in Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the Southerly side of Ardee Avenue and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Hermes R. Monzon and wife, Kathy R. Monzon by Cash deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D. C. of record in Book 8160, page 31, Register's Office for Davidson County, Tennessee, dated July 19, 1990 and recorded on July 25, 1990.

The said Kathy R. Monzon appears to have died on or about April 14, 2019, leaving Hermes R. Monzon as surviving tenant by the entirety.

The said Hermes R. Monzon appears to have died on or about July 24, 2020, leaving a Probate at Docket No. 20P1452, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Kenneth Wayne Hackney and Linda D. Hackney, husband and wife by Warranty Deed from Edith Eufemia Monzon Cuella and Angel Francisco Monzon Cuella, heirs at law of Hermes R. Monzon of record in Instrument No. 20230411-0026611 Register's Office for Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023.

Being the same property conveyed to ZF SPV, LLC, a Delaware limited liability company by Warranty Deed from Kenneth Wayne Hackney and Linda D. Hackney, husband and wife of record in Instrument No. 20230515-0036240 Register's Office for Davidson County, Tennessee, dated May 12, 2023 and recorded on May 15, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1144 Ardee Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 25, 2024}.

ZF SPV LLC, a Delaware Limited Liability Company

By: _____
Fred Bin, Member

[LIMITED LIABILITY COMPANY ACKNOWLEDGMENT]

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared Fred Bin with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be President (or other officer authorized to execute the instrument) of **ZF SPV LLC, a Delaware Limited Liability Company** the within named bargainor, a Delaware limited liability company, and that _____ as such President executed the foregoing instrument for the purposes therein contained.

File #: 2024-11676-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Please see attached California-compliant notarial certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On July 1, 2024 before me, Theresa M. Kelly, Notary Public
(insert name and title of the officer)

personally appeared Fred Bin,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

THERESA M. KELLY
Notary Public - California
Los Angeles County
Commission # 2353672
My Comm. Expires Apr 30, 2025