Karen Johnson Davidson County
Batch# 1161165 DEEDWARR
07/24/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,606.65
20240724-0055729

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $704,500.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF July, 2024.

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hai Tran and Nhan Ho	Guaranteed Rate, Inc.	
(NAME) 6541 Marauder Dr.	(NAME) 1806 W. Cuyler Ave. 1W	102 03 0H 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Chicago, IL 60613	
(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, **Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND B&F PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAI TRAN AND NHAN HO, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6539 MARAUDER DRIVE HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6539 MARAUDER DRIVE HOMES, a Horizontal Property Regime, of record in Instrument No. 20220509-0053062, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to B&F Projects LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from BFL Holdings LLC, a Tennessee Limited Liability Company (one half undivided interest), of record in Instrument No. 20240415-0026336, in the Register's Office of Davidson County, Tennessee, dated April 03, 2024 and recorded on April 15, 2024. Also see Scrivener's Affidavit of recorded in Instrument No. 20240613-0044418, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to BFL Holdings LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from B&F Projects LLC, a Tennessee Limited Liability Company (one half undivided interest), of record in Instrument No. 20221104-0118943, in the Register's Office of Davidson County, Tennessee, dated November 01, 2022 and recorded on November 04, 2022. Also see Scrivener's Affidavit of recorded in Instrument No. 20230411-0026219, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Z1 LLC, a Tennessee Limited Liability Company and B&F Projects LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ronnie Bennett and wife, Martha L. Bennett, of record in Instrument No. 20220504-0051732, in the Register's Office of Davidson County, Tennessee, dated April 29, 2022 and recorded on May 04, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6541 Marauder Dr., Nashville, TN 37209

(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 hand this 11th day of July, 2024

Z1, LLC, A Tennessee limited liability company

BY: _____
D. Dylan Potter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter 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 Agent of Z1, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized agent .

Witness my hand and official seal this 11th day of July, 2024.

Commission expires: DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Notary Public

Witness my hand this 11th day of July, 2024

B&F Projects, LLC, A Tennessee limited liability company

BY: _____
D. Dylan Potter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter 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 Agent of B&F Projects, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as authorized agent .

Witness my hand and official seal this 11th day of July, 2024.

Commission expires: DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Notary Public

MO2024-830

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 11, 2024**.

Affiant Signature

July 23, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25