Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823 17242
Nashville TN 37217

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,799,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July, 2024

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan L. Brady Shabnam Etemadi Brady	SWBC Mtg.	10309010700
(NAME)	(NAME)	
714 Hillwood Blvd.	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **ZF SPV, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alan L. Brady. and Shabnam Etemadi Brady, 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 tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 273, Hillwood Subdivision, Section I, as shown on plat of record in Plat Book 3700, Page 140, in the Register's office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to ZF SPV, LLC, a Delaware Limited Liabilty Company, by deed dated 7/17/2023 of record in Instrument No. 20230718-0055307, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Frances Khalili and Maisam Khalili, wife and husband and by deed dated 7/6/2021, of record in Instrument No. 20210713-0093845, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 714 Hillwood Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1161344 DEEDWARR
07/24/2024 02:28:23 PM 2 pgs
Fees: $13.00 Taxes: $6,659.63

20240724-0055971

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 hands this 18 day of July, 2024

ZF SPV, LLC

By: Fred Bin, Member

State of ~~Tennessee~~ California
County of ~~Davidson~~ Los Angeles

Personally appeared before me, a notary public in and for the state and county aforementioned, Fred Bin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of ZF SPV, LLC and that he as such Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 18 day of July, 2024.

Notary Public Thomas Gallagher
My Commission Expires: 10-30-24

File No.: 17242

THOMAS GALLAGHER
Notary Public - California
Los Angeles County
Commission # 2336234
My Comm. Expires Oct 30, 2024