Karen Johnson Davidson County
Batch # 1167481 DEEDWARR
08/12/2024 02:14:00 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20240812-0060579

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(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
Rachel Exline and Grant Exline	Guild Mortgage Co LLC	
(NAME)	(NAME)	102 03 0H 001.00
6539 Marauder Dr	5887 Copley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Diego, CA 92111	
(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 **RACHEL EXLINE AND GRANT EXLINE, MARRIED, AS JOINT TENANTS,** 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 Unit A as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6539 MARAUDER DRIVE HOMES of record in Instrument No. 20220509-0053062, in the Register's Office of Davidson County, Tennessee.

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

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

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 6539 Marauder Dr., Nashville, TN 37209

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-24-6539

MO2024-834

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 7th day of August, 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 7th day of August, 2024.

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

Commission expires:

_____
Notary Public

Witness my hand this 7th day of August, 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 7th day of August, 2024.

Commission expires:

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

_____
Notary Public