Karen Johnson Davidson County
Batch# 1186968 DEEDWARR
09/26/2024 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20240926-0074744

Warranty Deed

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of September, 2024.

Notary Public

My commission expires: 9/7/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Virtus Rise, LLC	New Owner	053 02 0 038.00
311 Crows Nest Alley		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ZEALOT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRTUS RISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 176A Section C-2 on the Plan of Village of Old Hickory, Re-subdivision of Parcel B Section C-2 of record in Plat Book 1835, Page 53, 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 a portion of the same property conveyed to Carolyn H. Mccord and Lois L. Thomas by Warranty Deed from Clifford C. Caplinger and wife, Mildred H. Caplinger of record in Book 6898, page 959, Register's Office for Davidson County, Tennessee, dated June 26, 1986 and recorded on June 26, 1986.

Being the same property conveyed to Carolyn H. Mccord, married by Quitclaim Deed from Carolyn H. Mccord and Lois L. Thomas of record in Instrument No. 20011228-0143857 Register's Office for Davidson County, Tennessee, dated November 26, 2001 and recorded on December 28, 2001.

Carolyn H. Mccord having since died on March 14, 2023. Affidavit of Heirship of record in Instrument 20240925-0074486, Register's Office for Davidson County, Tennessee, dated September 25, 2024.

Being the same property conveyed to Zealot, LLC a Tennessee Limited Liability Company, of record in Instrument No. 202400925-0074487 Register's Office for Davidson County, Tennessee, dated September 4, 2024 and recorded on September 25, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1305 Merritt Street, Old Hickory, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of September, 2024.

Zealot, LLC, a Tennessee Limited Liability Company

By: _____
Peyton Henry, Member

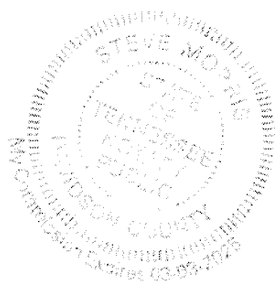
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Peyton Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Zealot, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of September, 2024.

_____
Notary Public

My Commission Expires: 5-1-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 4, 2024.

Affiant Signature

25th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

