Prepared by:
Return To:
Providence Title, LLC
Suite 402
Nashville, TN 37214

WARRANTY DEED

Karen Johnson
Batch # 1192280
10/10/2024 09:33:30 AM
Fees: $13.00 Taxes: $799.20

Davidson County
DEEDWARR
2 pgs

20241010-0078682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Derick Hall and Sheila G. Hall	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME) 214 OLD HICKORY BVLD, 120	(NAME) NEW OWNER	142040A12000CO
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(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, **ZIPS PROP LLC, a Georgia Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila G. Hall and Derick Hall, Joint Tenants with Right of Survivorship** , HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 120, on the Plan of The Belle Forest Condominium Apartments, of record in Book 5200, Page 167, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 5438, Page 699, in Book 5438, Page 742, amended in Book 6082, Page 866, and amended in Instrument No. 20020321-0034877, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Forrest Condominium Apartments, of record in Book 5200, Page 167, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to ZIPS PROP LLC, a Georgia Limited Liability Company, by virtue of that certain Warranty Deed dated April 12, 2024, and being of record at Instrument No. 20240412-0026201 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Ronald E. Wilker and wife, Carol Wilker, by virtue of that certain Warranty Deed dated July 3, 2013, and being of record at Instrument No. 20130708-0070224 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, including Plat Book 5200, Page 167, By-Laws in Book 5438, Page 742, and Instruments No. 20020321-0034877 and 20150618-0058446, Charter at Book 6551, Page 78, Easement at Instrument No. 200000915-0091869, and Master Deed of record at Book 5438, page 699, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 214 Old Hickory Blvd Unit 120 Nashville, TN 37221
(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 4 day of October, 2024.

ZIPS PROP LLC, a Georgia Limited Liability Company

By: Peter Vekselman, Sole Member

STATE OF
COUNTY OF

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Peter Vekselman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of ZIPS PROP, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole Member.

WITNESS my hand and official seal at office this 4th day of October, 2024.

Notary Public
My Commission Expires: 7/20/26

MARY SAMANTHA SAMPLES
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES
JULY 20, 2026