RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-25861-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208573 DEEDWARR
11/26/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $12,302.50
20241126-0092449

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,325,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of NOV., 2024

NOTARY PUBLIC

My commission expires: _____

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1000 Leaves, LLC 483 Grand Oaks Dr Brentwood, TN 37027	Same address as new owner	131-11-0-074

FOR AND IN CONSIDERATION of the sum of THREE MILLION THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($3,325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN JAMES AND ALI JAMES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **1000 LEAVES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 32 on the Plan of Section I, Seven Hills, of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John James and Ali James, husband and wife, from ZD Management LLC, a Tennessee limited liability company, by Warranty Deed dated July 11, 2023 and recorded July 12, 2023 in Instrument #20230712-0053218, said Register's Office.

Being the same property conveyed to ZD Management, LLC, from John E. Irby and wife, Susan D. Irby, by Warranty Deed dated October 15, 2020 and recorded October 16, 2020 in Instrument #20201016-0120677, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4612 Belmont Park Terrace, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of November, 2024

GRANTOR(S)

John James

Ali James

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, John James and Ali James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19 day of Nov., 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 Nov 19, 2024.

Rhonda S Hardi
Affiant Signature

November 25, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 25th day of November, 2024.

Notary Public
My Commission Expires:

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027