This Instrument Prepared by:
Hunter Kitchens
3022 Vanderbilt Place
Nashville, Tn 37212
662-316-1884

Karen Johnson Davidson County
Batch# 1218945 DEEDWARRSP
12/26/2024 09:48:30 AM 6 pgs
Fees: $33.00 Taxes: $5,642.50
20241226-0099524

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
ZED ACQ RE I, LLC 116 AGNES RD STE 200 KNOXVILLE, TN 37919	SAME	095-11-0-134.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ANDERSON CHAPMAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **ZED ACQ RE I, LLC, A TENNESSE LIMITED LIABLITY COMPANY** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

This is improved property known as 2505 Merry Oaks Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to those exceptions on **Exhibit "B"**, attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend said title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons ***claiming through the Grantor, but not further or otherwise***.

Whenever used, the singular number shall include both the plural and the singular and vice versa, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 19th day of December 2024.

ANDERSON CHAPMAN INVESTMENTS, LLC

BY: RYAN CHAPMAN
ITS: AUTHORIZED ~~MEMBER~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **RYAN CHAPMAN**, 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 **AUTHORIZED MEMBER** of **ANDERSON CHAPMAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within named bargainor, and that he as **PRESIDENT**, being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained by signing the name of said bargainor by himself as **AUTHORIZED MEMBER**.

Witness my hand and seal in Nashville, TN, this 19th day of December 2024.

Notary Public

My Commission Expires: 3·3·2026

VICTORIA L. FIELDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,525,000.00.

Affiant

Sworn and subscribed to before me,
this 19th day of December, 2024.

Notary Public

My Commission expires: May 5, 2025

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Legal Description

Tract 1
Land in Davidson County, Tennessee, being Lot Nos. 20 and 21, as shown on the map entitled he Plan of Merry Oaks Subdivision, Section II, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 8766, PAGE 729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2
Land in Davidson County, Tennessee, being part of Lot 16, as shown on the map entitled the Plan of Merry Oaks Subdivision, Section II, of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot 16 begins at the southwesterly corner of Lot 17 and runs northerly 30 feet along a line between Lots 17 and 16, thence southwesterly 157.4 feet to a point on the line between Lot 16 and Lot 15, thence southerly for 41.0 feet to the southeasterly corner of Lot No. 15 on a dead line, thence northeasterly along the dead line 172.2 feet back to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 8766, PAGE 729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH easement rights as set forth in the Driveway and Utility Easement of record in Instrument No. 20200914-0104604, said Register's Office.

Being a portion of the same property conveyed to ANDERSON CHAPMAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from SEG INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP, of record in Instrument No. 20190802-0076810, dated August 1, 2019, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. Matters of exception shown on the issued title polic(ies) for the Property.

2. Mechanics and materialmen's liens associated with the construction underway to repair the tornado damage and rebuild the building and other improvements on the Property.

3. Real Property taxes for 2024, a lien now due and payable, but not yet delinquent.

4. Matters shown on the Plan of record in Plat Book 2133, page 8, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 3827, page 808, said Register's Office.

6. Driveway and Utility Easement of record in Instrument No. 20200914-0104604, said Register's Office.

7. Subject to a street closing and any easement(s) retained in Ordinance No. 096-379, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

8. All zoning ordinances or governmental regulations or restrictions.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 December 19, 2024.
Date

Danielle Dunn
Affiant Signature

December 19, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of December, 2024.

Lisa Farris
Notary's Signature

My Commission Expires: 07-18-2028
Date

Notary Seal (if on paper)

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON