WARRANTY DEED

Karen Johnson Davidson County
Batch# 1224103 DEEDWARR
01/07/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,735.61
20250107-0001263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,009,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF Dec., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

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
Andrew East and Shawn East	First Community Mortgage,Inc.	
(NAME)	(NAME)	
4112 B Lone Oak Road	P.O.Box 650094	131 03 0S 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Dallas, TX 75265-0094	
(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, Z DEVELOPMENT GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW EAST AND SHAWN EAST, A MARRIED COUPLE, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 4112 LONE OAK TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4112 LONE OAK TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20110114-0004026, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Z Development General Partnership, a Tennessee General Partnership, by Warranty Deed from George E. Ward, joined by his spouse, Pierpaola M. Ward, of record in Instrument No. 20061030-0134495, in the Register's Office of Davidson County, Tennessee, dated October 30, 2006, and recorded on October 30, 2006.

Being a part of the same property conveyed to George M. Ziady, Mitri G. Ziady and Paul M. Ziady, by Quitclaim Deed from Z Development General Partnership, a Tennessee General Partnership, of record in Instrument No. 20110121-0006111, in the Register's Office of Davidson County, Tennessee, dated January 19, 2011, and recorded on January 21, 2011. Also see Scrivener's Affidavit of recorded in Instrument No. 20110615-0045842, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Kerry H. Ziady, by Quitclaim Deed from George M. Ziady, of record in Instrument No. 20130131-0010271, in the Register's Office of Davidson County, Tennessee, dated January 30, 2013, and recorded on January 31, 2013. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20130204-0011517, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Z Development General Partnership, a Tennessee General Partnership, by Quitclaim Deed from Mitri G. Ziady, Paul M. Ziady, and Kerry H. Ziady, of record in Instrument No. 20240610-0043169, in the Register's Office of Davidson County, Tennessee, dated June 10, 2024, and recorded on June 10, 2024.

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 4112 B Lone Oak Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-1517

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 31st day of December, 2024

Z DEVELOPMENT GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

PAUL M. ZIADY BY: DYLAN D. POTTER, AUTHORIZED AGENT

BY: _____

KERRY H. ZIADY BY: DYLAN D. POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Dylan D. 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 Z Development General Partnership, the within named bargainor, a General Partnership and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the General Partnership as Authorized Agent.

Witness my hand and official seal this 31st day of December, 2024.

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

Commission expires: _____

Notary Public

Witness my hand this 31 day of December, 2024

Z DEVELOPMENT GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

GEORGE M. ZIADY, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared George M. Ziady with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Partner of Z Development General Partnership, the within named bargainor, a General Partnership and that he as such a Partner and executed the foregoing instrument for the purpose therein contained by personally signing the name of the General Partnership as Partner.

Witness my hand and official seal this 31 day of December, 2024.

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Commission expires: _____

Notary Public

My Commission Expires 10/4/27

MO2024-1517

True Copy Certification

I, Yvette Meldrum, 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 December 31, 2024.

Signature
December 31, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 31, 2024

Notary's Signature

My Commission Expires: 4-13-25

