3

NEW OWNER:

ZIKE SPRINGS, LLC
1010 Fulton Greer Road
Franklin, TN 37064-2012

SEND TAX BILLS TO:
NEW OWNER

Tax Map/Parcel No. 130 01 0 032.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 24-1671

Karen Johnson Davidson County
Batch # 1233226 **DEEDWARR**
02/04/2025 10 36 17 AM 3 pgs
Fees $18 00 Taxes $14,245 00

20250204-0008317

D E E D

FOR AND IN CONSIDERATION of the sum of THREE MILLION, EIGHT HUNDRED FIFTY THOUSAND DOLLARS ($3,850,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **WTL PARTNERSHIP, a Tennessee general partnership** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ZIKE SPRINGS, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Tract A-2, as shown on Revised Plan of Highlands of Bellmeade No. 2, as of record in Book 843, Page 18, Register's Office for said County, being Lots No. 4 and 5 in the unrecorded subdivision of said tract, not recorded, described according to a survey made by Blanchard & Parrish, Engineers, November 1939, as follows:

BEGINNING on the easterly margin of Old Harding Road at the southwest corner of the property conveyed to Hershal Burns, by deed from Sterling B. Hudson, of record in Book 1781, Page 467, Register's Office for said county, being the corner of Lots 3 and 4; thence with the line between said two lots, eastwardly 135.25 feet to the westerly right of way line of the N.C. St. L. Railroad; thence with same, southwardly 203.01 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, westwardly 170.2 feet to the easterly margin of Old Harding Road; thence with the same northwardly 200 feet to the beginning.

Being the same property conveyed to WTL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from Arville V. Wheeler, Trustee, dated June 30, 2023, and of record in Instrument No. 20230706-0051759, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 5819 Old Harding Pike, Nashville, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 843, Page 18, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 30th day of January, 2025.

GRANTOR:

WTL PARTNERSHIP
A Tennessee general partnership

By: David Thombs
DAVID THOMBS, Partner

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **DAVID THOMBS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a **Partner** of **WTL PARTNERSHIP**, the within-named bargainor, and as such authorized Partner, being given the authority to so do, executed the within instrument on behalf of the partnership by signing its name as such authorized Partner.

WITNESS my hand and official seal at office, this 30th day of January, 2025

NOTARY PUBLIC

My commission expires: 8/31/27

GREGORY GILL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 3,850,000.00 .**

AFFIANT

Sworn to and subscribed to before me this the 29th day of January, 2025.

NOTARY PUBLIC

My commission expires: 8/30/27

