WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,075,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2025.

Notary Public
COMMISSION EXPIRES: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1247889 DEEDWARR
03/19/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20250319-0019521

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Spaces, LLC	New Owner	115-12-0-007
(NAME)	(NAME)	
401 Fesslers Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, we, **Michael H. Zimmerman and wife, Kathryn A. Zimmerman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Spaces, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY. ST ATE OF TENNESSEE, DESCRIBED AS FOLLOWS. TO-WIT:

BEING Lot No. 372 on the Plan of West Meade Farms, Inc., Section "K" as of record in Plat Book 2133, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL H. ZIMMERMAN AND WIFE, KATHRYN A. ZIMMERMAN by Warranty Deed from WILLIAM S. MONTGOMERY AND WIFE, SUE MONTGOMERY of record in Book 9739, Page 662, dated July 24, 1995, recorded July 25, 1995, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 611 West Meade Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37205 (Postal Zip)

File No.: 8113-25
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 14th day of March, 2025.

Michael H. Zimmerman

Kathryn A. Zimmerman

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Michael H. Zimmerman and Kathryn A. Zimmerman, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2025.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **03/14/2025**.

Affiant Signature

03/14/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/14/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

