WARRANTY DEED

Karen Johnson
Batch # 1248189
03/19/2025 02 42 12 PM
Fees $23 00 Taxes $2,275 50

Davidson County
DEEDWARR
4 pgs

20250319-0019941

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000 00

Deborah Barth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES 1-30-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Eighteen LLC	Eighteen LLC	119-10-196
(NAME)	(NAME)	
P O Box 100874	P.O. Box 100874	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224	Nashville TN 37224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250033

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, I/we, **Joe Thomas Zoretic and Lee Zoretic Ackerman, Successor Co-Trustees of the Joe B. Orr Grandchildren's Trust** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Eighteen LLC**, 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

Certain real property situate in the 16th Civil District of Davidson County, Tennessee, and described as follows

Being Lot No 30 and the northerly 12½ feet of Lot No 4 of Block F on the Plan of Woodbine Courts, Section 2, not of record, described according to survey made by Blanchard and Parrish, Engineers, as follows·

Beginning on the southerly margin of Thompson Lane, said beginning point is the NE corner of property conveyed to June V Brindley deed from George O Waller and wife, of record in Book 1282, page 130, Register's Office for said County; thence with the easterly line of Brindley property, southwardly 150 feet to a point 12½ feet south of the NW corner of Lot No 4; thence eastwardly 75 feet to the westerly line of Lot No 5 in said subdivision, thence with the westerly line of Lot Nos 5 and 29, northwardly 150 feet to the southerly margin of Thompson Lane, thence with southerly margin of said Lane, westwardly 75 feet to the point of beginning

BEING the same property conveyed to Michael A Zoretic and Nancy O Zoretic, Co-Trustees of the Joe B. Orr Grandchildren's Trust by Warranty Deed from Michael A Zoretic, dated 08/26/2016 and filed of record in Instrument No 20160902-0092529, Register's Office for Davidson County, Tennessee

Subject to a reciprocal easement appearing of record in Instrument No 20010306-0021335, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 197 Thompson Lane,, Nashville, TN 37211
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 13th day of March, 2025

Joe Thomas Zoretic and Lee Zoretic Ackerman, Successor Co-Trustees of the Joe B Orr Grandchildren's ~~Testamentary~~ DB Trust

BY Joe Thomas Zoretic
Joe Thomas Zoretic
Co-Trustee

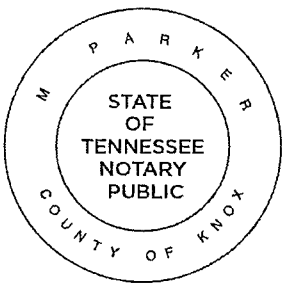
STATE OF Tennessee)
County OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joe Thomas Zoretic, Successor Co-Trustees of the Joe B Orr Grandchildren's ~~Testamentary~~ Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Notarized remotely using audio-video communication technology via Proof

Witness my hand, at office, this 13th of March, 2025

Notary Public
My Commission Expires 10/04/2025



Online Notary Public
My Commission Expires
October 4, 2025

Witness my hand this 13th day of March, 2025

Joe Thomas Zoretic and Lee Zoretic Ackerman, Successor Co-Trustees of the Joe B Orr Grandchildren's ~~Testamentary~~ Trust

DB

BY Lee Zoretic Ackerman
Lee Zoretic Ackerman
Co-Trustee

STATE OF Tennessee)
County OF Knox)

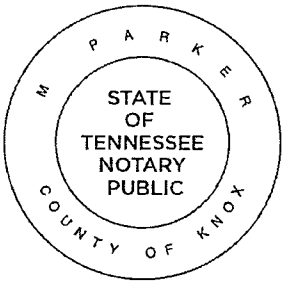
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lee Zoretic Ackerman, Successor Co-Trustees of the Joe B Orr Grandchildren's ~~Testamentary~~ Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

DB

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CERTIFICATE OF AUTHENTICITY

I, Deborah Baxter, do hereby make oak 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 March 13th, 2025.

Deborah Baxter

Deborah Baxter

3-13-2025

Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 13th day of March 2025.

Connie L Timbs

Notary's Signature
My Commission Expires: 1-30-2027

Notary's Seal

