Karen Johnson Davidson County
Batch# 1281491 DEEDWARR
06/04/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20250604-0044001

# WARRANTY DEED

File No.: 2025-0257

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00.

Affiant

Subscribed and sworn to before me on JUNE 4, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
9-7-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Zenith Trust, dated May 24, 2025<br>6437 Brownlee Drive<br>Nashville, TN 37205 | Zenith Trust, dated May 24, 2025<br>6437 Brownlee Drive<br>Nashville, TN 37205 | 115-10-0-068.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **6437 BROWNLEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ZENITH TRUST, DATED MAY** 24, **2025**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97, as shown on the map entitled West Meade Estates, Section One, of record in Plat Book 2663, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to 6437 BROWNLEE, LLC, by deed from CREATIVE REI LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211122-0154576, dated November 18, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6437 Brownlee Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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** our hands on June 4, 2025.

**Grantor:**

**6437 Brownlee, LLC, a Tennessee limited liability company**

BY: _____
**Robert A. Cushman**
**Member**

BY: _____
**Joshua Mattice**
**Member**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Robert A. Cushman and Joshua Mattice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members (or other officer authorized to execute the instrument) of 6437 Brownlee, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such Robert A. Cushman and Joshua Mattice as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members.

Witness my hand and seal, at office in 4th day of June, 2025

_____
Notary Public

Printed Name: Brian T. Hurst

My Commission Expires: May 20, 2028

BRIAN HURST
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires:

# Certificate of Authenticity

I, Barbara McGinty, 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 6-4-2025 (date of document).

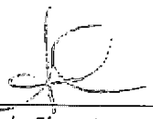


Affiant Signature

Date 6-4-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of June, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

