WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327913 DEEDWARR
09/29/2025 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250929-0077404

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Jessica Zarada	New Owner	
(NAME)	(NAME)	049 15 0M 002.00
530 Green Lane		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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, **EQUITY PARTNERS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA ZARADA, A SINGLE WOMAN, AS SOLE OWNERSHIP**, 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:

Land located in Davidson County, Tennessee, being known and designated as Unit No. 530 of HOMES AT 530 & 528 GREEN LANE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 530 & 528 GREEN LANE, a Horizontal Property Regime, of record in Instrument Number No. 20241121-0090864, 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 part of the property conveyed to Equity Partners Group, LLC, A Tennessee Limited Liability Company, by Warranty Deed from The Brandy Star George Revocable Trust Dated August 7, 2023 (As To 50% Undivided Interest) and The Robin Dewayne Waller Revocable Trust Dated September 19, 2023 (As To 50% Undivided Interest), of record in Instrument No. 20240926-0074783, in the Register's Office of Davidson County, Tennessee, dated September 24, 2024, and recorded on September 26, 2024.

Being of the property conveyed to Robin Dewayne Waller, Trustee of The Robin Dewayne Waller Revocable Trust dated September 19, 2023, by Warranty Deed from Robin Waller, married, of record in Instrument No. 20230925-0075108, in the Register's Office of Davidson County, Tennessee, dated September 19, 2023, and recorded on September 25, 2023.

Being part of the property conveyed to Brandy Star George, Trustee of the Brandy Star George Revocable Trust, dated August 7, 2023, by Warranty Deed from Brandy S. George, unmarried, of record in Instrument No. 20230811-0062259, in the Register's Office of Davidson County, Tennessee, dated August 07, 2023, and recorded on August 11, 2023.

Being part of the property conveyed to Brandy George and Robin Waller by Warranty Deed from Ruby Cox, of record in Instrument No. 20100511-0035957, in the Register's Office of Davidson County, Tennessee, dated April 26, 2010, and recorded on May 11, 2010.

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 530 Green Lane, Whites Creek, TN 37189
(House Number) (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 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 25th day of September, 2025

EQUITY PARTNERS GROUP, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
COLIN ELLIS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Colin Ellis 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 Equity Partners Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a Tennessee limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 25th day of September, 2025

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

_____
Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 9/25/25.

Affiant Signature – Joshua A. Terry

9/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/28/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27