Karen Johnson Davidson County
Batch# 1341687 DEEDWARR
11/03/2025 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $6,567.50
20251103-0087496

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

38868

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
6004 Dunham Springs, LLC 3423 Hampton Avenue Nashville, TN 37205	NEW OWNER	103 13 0 016.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred Elliott Zimmerman and Robyn Marie Zimmerman Rubinoff, as Co-Executors and Devisees under the Last Will and Testament of Alice A. Zimmerman, A/K/A Alice Simone Abrams Zimmerman, of record in Case No. 24P1783 in the Circuit Court for Davidson County, Tennessee, Probate Division** ("Grantors") have bargained and sold, and by these presents does hereby transfer, warrant and convey unto **6004 Dunham Springs, LLC, a Tennessee limited liability company** ("Grantee"), all of Grantors' right, title and interest in and to that certain real property known as 6004 Dunham Springs Road, Nashville, TN 37205, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hillwood Estates, Section 5, as of record in Book 2133, page 55, Register's Office for said County.

Said Lot No. 53 fronts 228.75 feet on the westerly side of Dunham Springs Road, formerly Jocelyn Hollow Road, and extends back 347.6 feet on the northerly line and 210 feet on the southerly line to a dead line, measuring 228.8 feet thereon.

Being the same property conveyed to Raymond Zimmerman and wife, Alice Zimmerman, by Warranty Deed from Burton Silbert and wife, Estelle Silbert, dated May 8, 1969, and recorded May 8, 1969, of record in Book 4331, page 492, in the Register's Office for Davidson County.

Being the same property further conveyed to Alice Zimmerman by Quitclaim Deed from Raymond Zimmerman dated May 7, 1981, and recorded May 7, 1981, of record in Book 5742, page 610, in the Register's Office for Davidson County.

The said Alice Zimmerman, being also known as Alice A. Zimmerman and Alice Simone Abrams Zimmerman, died testate on or about August 8, 2024. By Last Will and Testament of record in Probate Case 24P1783 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, the subject property was devised as part of the residuary estate in equal shares to Fred Elliott Zimmerman and Robyn Marie Zimmerman Rubinoff. Pursuant to Article VII Section 10 of said Last Will and Testament, all real property was subject to administration by the Executors as part of the decedent's probate estate. Letters Testamentary were issued to Fred Elliott Zimmerman and Robyn Marie Zimmerman Rubinoff.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, the said, **Grantors**, hereunto set by hands and seals this 31 day of October, 2025.

GRANTORS:

By: _____
Fred Elliott Zimmerman, as Co-Executor and Devisee under the Last Will and Testament of Alice A. Zimmerman

By: _____
Robyn Marie Zimmerman Rubinoff, as Co-Executor and Devisee under the Last Will and Testament of Alice A. Zimmerman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of October, 2025, before me personally appeared **Fred Elliott Zimmerman**, Co-Executor of and Devisee under the Last Will and Testament of Alice A. Zimmerman, deceased, to me known to be the person described in (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand, at office, this 31 day of October, 2025.

_____
Notary Signature
My commission expires: 9-7-2026

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

STATE OF Florida
COUNTY OF Palm Beach

On this 28 day of October, 2025, before me personally appeared **Robyn Marie Zimmerman Rubinoff**, Co-Executor of and Devisee under the Last Will and Testament of Alice A. Zimmerman, deceased, to me known to be the person described in (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand, at office, this 28 day of October, 2025.

_____
Notary Signature Cindy Bassel
My commission expires: June 28 2029

CINDY N BASSEL
Notary Public - State of Florida
Commission # HH 665377
My Comm. Expires Jun 28, 2029
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,775,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of Oct, 2025.

Notary Public
My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 an authenticated according to law on October 31, 2025 ate of document).

Affiant Signature

11 / 3 / 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029