Karen Johnson Davidson County
Batch# 1364204 DEEDQC
12/31/2025 01:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251231-0104577

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125
Franklin, TN 37067

File No.: 2025-1915
533 Ben Allen Road Nashville, TN 37216

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Spruced, LLC PO Box 160973 Nashville TN 37216	SAME AS NEW OWNER	061-00-0-024.00

THIS INDENTURE made this **29th** day of **December, 2025** between, **ZW Investment Group, LLC, a Tennessee limited liability company**, First Party, and **Spruced, LLC, a Tennessee limited liability company**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, all right, title and interest in the following described premises, to wit:

Real Estate located in the 12th Civil District of Davison County, Tennessee, described as follows: Beginning in the Easterly margin of Ben Allen Road, 887 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, Register's Office for said County, running thence North 17 degrees 45' West 50 feet, thence North 72 degrees 15' East 400 feet to Nickens line; thence South 17 degrees 45' East 50 feet; thence South 72 degrees 15' West 400 feet to the beginning.
**

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Being the same property conveyed to ZW Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from, Building Projection, Inc. a Tennessee Corporation, dated November 21, 2017 and of record in Instrument No. 20181005-0099154, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **533 Ben Allen Road Nashville, TN 37216**.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand. Witness my hand and seal this 29th day of December, 2025

ZW Investment Group, LLC, a Tennessee limited liability company

BY: _____
Jacob Zobrist, Manager

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JACOB ZOBRIST,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MANAGER** of **ZW INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within-named bargainor, and as such authorized Manager, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized manager.

WHITNESS my hand and official seal at office this 29th day of December, 2025.

_____

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 29th day of December 2025

_____
Notary Public
My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 12/29/, 2025.

Affiant Signature _____

Dec. 29, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29th day of December 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY