Karen Johnson Davidson County
Batch# 1364204 DEEDQC
12/31/2025 01:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251231-0104580

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
2620 & 2622 BUENA VISTA PIKE NASHVILLE. TN 37218

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Buena Vista TN Rentals LLC 1212 B McChesney Ave. Nashville, TN 37216	SAME AS NEW OWNER	07006001000

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

A certain tract or parcel of land situate and lying in the 13th Civil District of Davidson County, Tennessee and more particularly described and bounded as follows:

Tract No. 1: Being part of Lot No. I on the Plan of Daniel Young Property, as of record in Book 332, Page 71, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Engineers, March 20,1942: Beginning at a stake in the easterly margin of Hamilton Road, in the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed from Rose Warnick Lewis as of record in Book 1316, Page 538, said Register's Office; thence with the said road northwardly around a slight curve 71.5 feet, more or less, to the center of the common driveway; thence 69 deg. east 114 feet, more or less, to a stake; thence South 3 deg. 15' west 94.7 feet, more or less to Lewis' northerly line; thence with said line 122 feet, more or less, to the beginning.

Tract No. 2: Being part of Lot No. 1 on the Plan of the Daniel Young Property as of record in same Book and Page as Tract No. I, and described according to the same survey as Tract No. 1, as follows: Beginning at a stake in the center of a common driveway between the subject property and adjacent property on the easterly margin of Hamilton Road 71.5 feet, more or less,

northwardly from the northwest corner of the property conveyed to Lansing M. Lewis and wife, by deed, from Rose Warnick Lewis, as of record in Book 1316, Page 538, said Registers Office; thence with the easterly margin of Hamilton Road northwardly around a slight curve 71.5 feet, more or less, to a stake; thence north 69 deg. East 107 feet to a stake; thence south 3 deg. 15' west 94.7 feet, more or less, to a stake in line with the center of said common driveway; thence westwardly 114 feet, more or less to the beginning.

Being the same property conveyed to ZW Investment Group, LLC, a Tennessee limited liability company by Warranty Deed from Hidden Trail Properties, LLC, a Tennessee limited liability company, dated January 23, 2020 and of record in Instrument No.20200127-0009325, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **2620 & 2622 BUENA VISTA PIKE NASHVILLE. TN 37218.**

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

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE

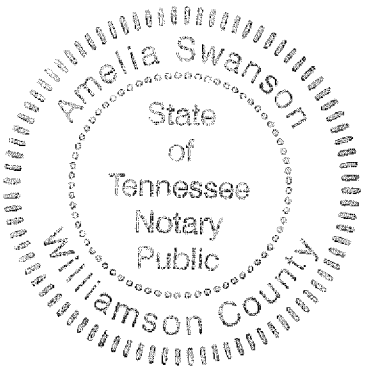
COUNTY OF Williamson

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



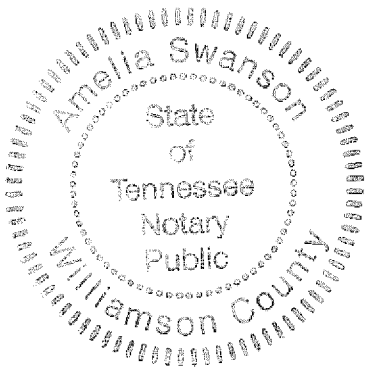
STATE OF TENNESSEE
COUNTY OF Williamson

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



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