Karen Johnson Davidson County
Batch# 581423 DEEDWARR
03/02/2021 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210302-0026434

WARRANTY DEED

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-560

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Z 1, LLC	Same as Owner	105 05 0 406.00
(NAME) PO Box 159342	(NAME)	
(ADDRESS) Nashville TN 37215-9342	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James Robert Story**, umnarried, **Dana Fields**, unmarried, and **Dana Fields Executor of the Estate of Barbara Jean Story** (collectively, the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Z 1, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the A. V. Jones Subdivision, of the Jones and Dudley Subdivision, as of record in Book 57, Page 147, Register's Office, Davidson County, Tennessee.

Said Lot No. 19 fronts 50.0 feet on the Northerly side of Wade Street, formerly Wallace Avenue, and runs back 150 feet between parallel lines to an alley, measuring 50.0 feet thereon.

Being the same property conveyed to Barbara Story a/k/a Barbara Jean Story, a femme sole, her heirs and assigns, from James A. Richardson and wife, Ruth P. Richardson, by Warranty Deed dated dated June 02, 1965, of record in Book 3897, Page 940, Register's Office, Davidson County, Tennessee. The said Barbara Jean Story died on July 23, 2020. The Last Will and Testament of Barbara Jean Story was admitted to probate and Dana Fields was appointed as Executrix of said estate pursuant to that certain Order For Probate Holographic Will and Granting of Letters Testamentary, dated September 18,

2020, Docket No. 20P1451, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Said will devised the real property herein to the individual Grantors.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1024 Wade Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 26th day of February, 2021.

GRANTOR:

James K Story

James Robert Story

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James Robert Story, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24 day of February, 2021.

Notary Public

My Commission Expires: 3/8/2022

MATTHEW GARDNER NOGGLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

GRANTOR:

Dana Fields

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared James Robert Story, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 24 day of February, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

GRANTOR:

The Estate of Barbara Jean Story

By:
Dana Fields, Executor

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dana Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executor of the Estate of Barbara Jean Story, and being duly authorized executed of the foregoing instrument.

WITNESS my hand, at office, this 24 day of February, 2021.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

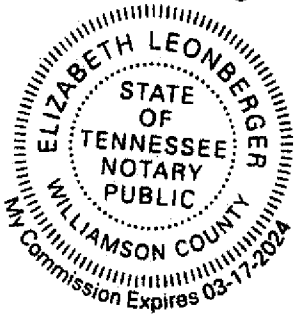
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024