Karen Johnson Davidson County
Batch# 585331 DEEDWARR
03/05/2021 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210305-0029183

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2021

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Z 1, LLC PO Box 159342 Nashville, TN 37215	New Owner	Tax Parcel ID No. 090-12-0-004.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MICHAEL KAVANAUGH, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 257, as shown on the map entitled Charlotte Park, Section IV, of record in Plat Book 2663, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN R. KAVANAUGH, JR., AND WIFE, JEWEL P. KAVANAUGH, by deed from CHARLES MURRAY ANDERSON AND WIFE, BEVERLY ANN ANDERSON, of record in Book 4517, page 522, dated July 7, 1971, said Register's Office. The said John R. Kavanaugh, Jr. having since died leaving Jewel P. Kavanaugh the surviving tenant by the entirety. The said Jewel P. Kavanaugh having since died testate on or about November 27, 2010. John R. Kavanaugh, III and James Michael Kavanaugh were appointed Co-Executors of the Jewel P. Kavanaugh with full power to sale pursuant here will of record in 7th Civil Circuit Probate Court of Davidson County, Tennessee, Docket No. 11P52. JOHN R. KAVANAUGH, III AND JAMES MICHAEL KAVANAUGH, AS CO-EXECUTORS OF THE ESTATE OF JEWEL P. KAVANAUGH further conveyed to JOHN R. KAVANAUGH, III AND JAMES MICHAEL KAVANAUGH, by quitclaim deed of record in Instrument No. 20110401-0025244, dated March 30, 2011, said Register's Office. JOHN R. KAVANAUGH, III, further conveyed his interest to JAMES MICHAEL KAVANAUGH, by quitclaim deed of record in Instrument No. 20110401-0025245, dated March 30, 2011, said Register's Office.

This is unimproved property commonly known as: **6412 Edsel Drive, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns

to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2021.

JAMES MICHAEL KAVANAUGH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES MICHAEL KAVANAUGH** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of February 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Margaret Philpott, 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

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23