THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 626008 DEEDWARR 04/29/2021 04:01:30 PM 3 pgs Fees: $18.00 Taxes: $1,572.50 20210429-0057901	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this 21st day of April, 2021. Notary Public My Commission Expires: 7.5.2021 MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Music City Financial, LLC 828 Royal Pkwy #204 Nashville, TN 37214	owner at owners address	105-05-0-406.00

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, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MUSIC CITY FINANCIAL, LLC, A TEXAS 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) 19, as shown on the map entitled A.V. Jones Subdivision of Jones and Dudley Subdivision, of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

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 line to an alley, measuring 50.0 feet theron.

Being the same property conveyed to Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES ROBERT STORY, UNMARRIED, DANA FIELDS, UNMARRIED AND DANA FIELDS EXECUTOR OF THE ESTATE OF BARBARA JEAN STORY, of record in Instrument No. 20210302-0026434, dated February 26, 2021, said Register's Office.

This is improved property commonly known as: **1024 Wade Ave, Nashville, TN 37203**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, 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 it 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 itself, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2021.

Z 1, LLC

By: _____
Jennifer S. Ghanem, Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **JENNIFER S. GHANEM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Authorized Representative for Z 1, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 21st day of April, 2021.

_____
Notary Public
My commission expires: _____

MARIAH GRACE KERBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 07-03-2023

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022