THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00 Affiant Subscribed and sworn to before me, this 1st day of February, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 799572 DEEDWARR
02/03/2022 09:33:46 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20220203-0012761

WARRANTY DEED

Address New Owner: Philip Lee Mosley & Shannon Danielle Senderling 2728A Herman Street Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 092-06-0Q-002.00 CO

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 **PHILIP LEE MOSLEY, UNMARRIED, AND SHANNON DANIELLE SENDERLING, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantees"), their 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 Unit B on the plan of The Homes at 2728 Herman Street as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 2728 Herman Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210513-0064435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Z 1, LLC, a Tennessee Limited Liability Company by Warranty deed from Charles L. Davis of record in Instrument No. 20210510-0062432 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 10, 2021 and Scrivener' s Affidavit recorded on July 16, 2021 in Instrument No. 20210716-0095713.

This is improved property commonly known as: **2728A Herman Street, Nashville, TN 37208**

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 Grantees, their 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 Grantees, their 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 1st day of February, 2022

Z 1, LLC

Jennifer S. Ghanem, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, 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 such person to be the Authorized Representative of Z 1, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand and official seal at office this 1st day of February, 2022.

MELANIE BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: _____