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Karen Johnson Davidson County
Batch# 811321 **DEEDWARR**
02/25/2022 08:11:41 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20220225-0021546

WARRANTY DEED

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2022

Notary Public Justin D. Tatum

MY COMMISSION EXPIRES: September 06, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Z1 LLC and B&F Projects LLC	Z1 LLC and B&F Projects LLC	04309032100
(NAME) P.O.Box 159342	(NAME) P.O.Box 159342	
(ADDRESS) Nashville, TN 37215-9342	(ADDRESS) Nashville, TN 37215-9342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Leroy Preston III and wife, Melody Preston, and, Kenneth Ross and wife, and Doris Ross,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1 LLC and B&F Projects LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 2 of Block "L" on the Map of Woodlawn Estate, of record in Book 843, Page 82, Register's Office for said County, described as follows: BEGINNNG at a point 82.5 feet east of the southeast corner of Kate Street and Duling Avenue, which point is in the southerly margin of Duling Avenue; thence from said BEGNNING POINT southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots eastwardly 82.5 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the southerly margin of Duling Avenue; thence with same westwardly 82.5 feet to the beginning.

Being the same property conveyed to Leroy Preston III and wife, Melody Preston, a 1/2 undivided interest and Kenneth Ross and wife, Doris Ross, a 1/2 undivided interest by deed dated December 23, 2015 from Leroy Preston, III of record in Instrument No. 20160222-0016891, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 310 Duling Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 22nd day of February, 2022.

Leroy Preston III

Melody Preston

Kenneth Ross

Doris Ross

State of Tennessee
County of Davidson

On this 22nd day of February, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Leroy Preston III, Melody Preston, Kenneth Ross, and Doris Ross, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 22nd day of February, 2022.

Notary Public Justin D. Tatum
My Commission Expires: September 06, 2022

File No.: 22-Z1-310

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.