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Karen Johnson Davidson County
Batch# 845309 DEEDWARR
04/26/2022 08:41:18 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20220426-0047543

WARRANTY DEED

THERESA L. SMITH 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 $375,000.00

Affiant

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

Notary Public Theresa L. Smith

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, a Tennessee Limited Liability Company	Z1 LLC, a Tennessee Limited Liability Company	09016016500
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, I, **Pamela Lee Duzak, individually,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1 LLC, a Tennessee Limited Liability Company,** 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:

Land in Davidson County, Tennessee, being Lot No. 663 on the Map of Charlotte Park, Section XL, of record in Book 2900, Page 79 and 80, Register's Office for said County.

Being the same property conveyed to Pamela Lee Duzak, individually by deed dated May 21, 2020 from Pamela Lee Duzak, Trustee of the Pamela Lee Duzak Family Trust of record in Instrument No. 20200708-0073710, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pamela Lee Duzak, Trustee of the Pamela Lee Duzak Family Trust by deed dated May 21, 2020 from Pamela Lee Duzak, Trustee of the Juliette S. Duzak Revocable Trust of record in Instrument No. 20200708-0073709, said Register's Office.

Being the same property conveyed to The Juliette S. Duzak Revocable Trust by deed dated September 28, 2005 from Juliette S. Duzak, Individually of record in Instrument No. 20050929-0117024, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 536 River Rouge Drive, Nashville, TN 37209
(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 April, 2022.

Pamela Lee Duzak

State of Tennessee
County of Davidson

On this 22nd day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Pamela Lee Duzak, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

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

Notary Public Theresa L. Smith
My Commission Expires: September 06, 2022

File No.: 22-Z1-536

