6

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 $654,910.03

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

(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 and B&F Projects, LLC, a Tennessee Limited Liability Company	Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company	07111026900
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 866974 **DEEDWARR**
06/03/2022 10:38:34 AM 2 pgs
Fees: $13.00 Taxes: $2,423.17

20220603-0064188

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, **Megan E. Gianneschi Constantin and Florin Constantin, wife and husband,,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1 LLC, a Tennessee Limited Liability Company and B&F Projects, 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:

Being Lot No. 53, 54 and 55 on the Plan of Highland Land Co's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 53, 54 and 55 together front 75 feet 3/4 inch on the Westerly margin of Lischey Avenue and extends back 200 feet more or less on the Northerly line and 200 feet more or less on the Southerly line to a 15 foot alley in the rear, measuring 75 feet thereon.

Being the same property conveyed to Megan E. Gianneschi, an unmarried woman and Florin Constantin, an unmarried man by deed dated August 10, 2016 from Benjamin Stein, unmarried of record in Instrument No. 20160811-0083477, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1408 Lischey Avenue, Nashville, TN 37207
(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 31st day of May, 2022.

Megan E. Gianneschi Constantin

Florin Constantin

State of Tennessee
County of Davidson

On this 31st day of May, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Megan E. Gianneschi Constantin and Florin Constantin, 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 31st day of May, 2022.

Notary Public Theresa L. Smith
My Commission Expires: 9/6/2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 22-Z1-1408