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WARRANTY DEED

Karen Johnson Davidson County
Batch# 974812 DEEDWARR
02/28/2023 08:52:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20230228-0013866

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of February, 2023

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

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

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 NUMBER
Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company	Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company	09016001000
(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, We, **David Davidson and wife, Karen Davidson,** 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 51st Avenue, 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. 357 on the Map of Charlotte Park, Section V, as of record in Book 2663, Page 111 and 112, Register's Office for said County.

Said Lot No. 357 fronts 73.0 feet on the northeasterly side of Scholarship Drive and extends back between parallel lines 157.8 feet to a dead line in the rear on which it measures 73.0 feet.

Being the same property conveyed to David Davidson by deed dated September 26, 2008 from Alice E. Baker, unmarried of record in Instrument No. 20080930-0098891, Register's Office for Davidson County, Tennessee. The said David Davidson thereafter conveyed his interest in said property to David Davidson and wife, Karen Davidson by deed dated August 30, 2012 of record in Instrument No. 20120927-0087902, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 532 Scholarship 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 21st day of February, 2023.

David Davidson

Karen Davidson

State of Tennessee
County of Davidson

On this 21st day of February, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared David Davidson and Karen Davidson, 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 21st day of February, 2023.

Notary Public Theresa L. Smith
My Commission Expires: September 07, 2026

File No.: 23-Z1-532

