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This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Z1, LLC & 51st Avenue, LLC
P.O. Box 159342
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Map/Parcel
#102040034.00

Karen Johnson Davidson County
Batch# 977003 DEEDWARR
03/06/2023 08:13:59 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20230306-0015558

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Z 1, LLC, a Tennessee limited liability company and 51st Avenue LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", their successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 684** of **Section Eleven, Charlotte Park**, as shown by plat and survey of record in Plat Book 2900, pages 79 and 80, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated January 30, 2023, from Christopher R. White and James White of record in Instrument #20230131-0007108, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **503 River Rouge Drive, Nashville, Tennessee 37209.**

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 successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 HAND, this the 21st day of **February, 2023.**

Engauge Properties, LLC,
a Tennessee limited liability company

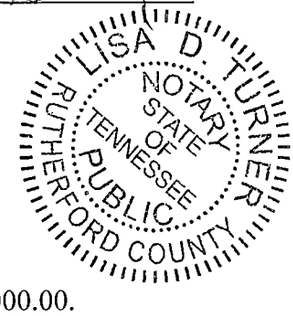
By: _____
Christopher Gauger, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Christopher Gauger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Managing Member of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand and official seal this 21st day of February, 2023.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 21st day of February, 2023.

_____
NOTARY PUBLIC Theresa L. Smith

My Commission Expires: 9/7/2026



File No. 23027233