WARRANTY DEED

Karen Johnson Davidson County
Batch# 984373 DEEDWARR
03/24/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20230324-0021429

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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
Lena Beckham and Michael Beckham	New Owner	09102031100
(NAME)	(NAME)	
5502 - B California Avenue	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Z1, LLC a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lena Beckham and Michael Beckham, wife and husband,** 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. 1407**, Block 50, Plan No. 2, West Nashville, of record in Book 57,Page 172, Register's Office for Davidson County,Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Z1, LLC a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company by deed dated April 29, 2022 from David M. Swanger and Avis C. Kennedy, husband and wife of record in Instrument No. 20220509-0053060 and further conveyed in Instrument No. 20220512-0054335, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5502 - B California Avenue, 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 16th day of March, 2023.

Z1, LLC a Tennessee Limited Liability Company
Company

By: _____
I. Dyke Tatum, Authorized Agent

B&F Projects, LLC, a Tennessee Limited Liability

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Z1, LLC a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 16th day of March, 2023.

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

File No.: 23-Beckham



Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/16/23.

Date

Affiant Signature

3/16/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of March., 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026