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This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20434-TC

Karen Johnson Davidson County
Batch# 985803 DEEDWARR
03/29/2023 08:38:13 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20230329-0022729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Theresa L. Smith
Affiant

Subscribed and sworn to before me, this the 24th day of March, 2023.

Griffin Dunham
Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Z1, LLC and 51st Avenue, LLC P.O. Box 159342 Nashville, TN 37215	SAME	090 16 0 308.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Bruce Allen Barnes and Tommy Barnes, as tenants in common**, 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, in the 8th Civil District of Davidson County, Tennessee, being Lot Number 709 on the Map of Charlotte Park, Section Twelve, of record in Plat Book 2900, Page 127, more particularly described as follows:

Said Lot No. 709 fronts 67.0 feet on the Northerly side of Premier Drive and extends back 232.7 feet on the Westerly line and 213.7 feet on the Easterly line to a broken line in the near on which it measures 148.4 feet.

Being the same property conveyed to Bruce Allen Barnes and Tommy Barnes, as tenants in common, by Executor's Quitclaim Deed from Bruce Allen Barnes, as Executor of the Estate of Ruth Barnes Felker, of record in Instrument No. 20211115-0151306, in the Register's Office of Davidson County, Tennessee, dated November 9, 2021 and recorded on November 15, 2021.

Being the same property conveyed to Ruth Felker by Executor's Quitclaim Deed from Ruth Felker, Executrix, of record in Instrument No. 20100719-0056329, in the Register's Office of Davidson County, Tennessee, dated July 15, 2010 and recorded on July 19, 2010. The said Ruth Felker died January 11, 2021 testate, devising subject property to devisees, Bruce Barnes and Tommy Barnes, in equal shares. See Probate Case No. 21P223, Davidson County Circuit Court (Probate Division).

Being the same property conveyed to Harold L. Felker and wife, Ruby A. Felker by Warranty Deed from Ruby Lee Dawson, a widow, of record in Book 4724, Page 36, in the Register's Office of Davidson County, Tennessee, dated June 29, 1973 and recorded on July 2, 1973. The said Ruby A. Felker died on December 2, 2001, then Harold L. Felker died October 18, 2009 testate, devising subject property to devisee, Ruth Felker. See Probate Case No. 10P284, Davidson County Circuit Court (Probate Division).

This is improved property located at: **6414 Premier Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of March, 2023.

GRANTOR:

Bruce Allen Barnes

Tommy Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bruce Allen Barnes and Tommy Barnes, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of March, 2023.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023