6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 989939 DEEDWARR
04/10/2023 12:44:14 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230410-0025823

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 $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2023

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: September 07, 2026

(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 51st Avenue, LLC, a Tennessee Limited Liability Company	Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company	09008009300
(NAME)	(NAME)	
P.O. Box159342	P.O. Box159342	
(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, **Christopher L. Sartain and Judith G. Sartain,** 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:

Being Lot No. 7 on the Map of the Re-Subdivision of Lot No. 57 and other lots in West Nashville Annex, of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Louis L. Sartain, Jr., et ux, Judith G. Sartain by Quitclaim Deed from the Executors of the Estate of Martha Teal Sartain, dated November 10, 2010, which is of record as Instrument No. 20101112-0090730, in the Register's Office for Davidson County, Tennessee. Louis L. Sartain, Jr., is now deceased, thereby vesting fee simple title solely in his surviving spouse, Judith G. Sartain.

Being the same property conveyed Christopher L. Sartain by deed dated July 30, 2021 from Judith G. Sartain, Reserving unto herself a Life Estate of record in Instrument No. 20210819-0112194, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 611 James 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 6th day of April, 2023.

Christopher L. Sartain

Judith G. Sartain

State of Tennessee
County of Davidson

On this 6th day of April, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Christopher L. Sartain and Judith G. Sartain, 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 6th day of April, 2023.

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

File No.: 23-Z1-611

