6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060670 DEEDWARR
10/16/2023 08 35 59 AM 2 pgs
Fees $13 00 Taxes $3,326 30

20231016-0080630

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2023

Notary Public Theresa L Smith

MY COMMISSION EXPIRES September 07, 2026

(AFFIX SEAL)

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
City Limits Construction, LLC, a Tennessee Limited Liability Company	City Limits Construction, LLC, a Tennessee Limited Liability Company	102 04 01 002 00
(NAME)	(NAME)	
4910 Atwood Drive	4910 Atwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(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 **City Limits Construction, 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 **Unit B** as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6515 Premier Drive Homes of record in Instrument No 20220114-0005722, Register's Office for Davidson County, Tennessee

Being part of the same property conveyed to Z1, LLC and B&F Projects, LLC by deed dated January 10, 2022 from Leigh M Marcy and David W Clayborne, wife and husband of record in Instrument No 20220114-0005721, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 6515 B Premier 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 25th day of September, 2023

Z1, LLC, a Tennessee Limited Liability Company

By: _____
I Dyke Tatum, Authorized Agent

B&F Projects, LLC, a Tennessee Limited Liability Company

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 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 25th day of September, 2023

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

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

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for said 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 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 notary seal this 25th day of September, 2023

_____
Notary Public Theresa L Smith
My Commission Expires 9/7/2026

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

File No 23-CityLimits