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This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2478-LV

Karen Johnson
Batch # 1088246
01/04/2024 08:18:14 AM
Fees: $13.00 Taxes: $1,406.00

Davidson County
DEEDWARR
2 pgs

20240104-0000762

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

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

Subscribed and sworn to before me, this the 28th day of December, 2023.

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Z 1, LLC and 51st Avenue LLC P.O. Box 159342 Nashville, Tennessee 37215	SAME	090-12-0-164.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara E. Green, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do 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(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 148 on the Plan of Charlotte Park, Section Two as of record in Book 2663, Pages 22 and 23, R.O.D.C., Tennessee.

Being the same property conveyed to Lonnie E. Green and wife, Barbara Ellen Green by Warranty Deed from Walter Perry and wife, Meelan L. Perry of record in Book 4620, page 885, Register's Office for Davidson County, Tennessee, dated July 12, 1972 and recorded on July 21, 1972.

Being the same property conveyed to Barbara E. Green by Final Decree, Fourth Circuit Court, as recorded in Book 4863, Pages 297, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald Arkovitz, trustee by Quitclaim Deed from Lonnie E. Green and Barbara E. Green of record in Book 4898, page 402, Register's Office for Davidson County, Tennessee, dated March 21, 1975 and recorded on March 24, 1975 and within the same deed the said Donald Arkovitz, trustee conveyed his interest in the subject property to Barbara E. Green.

This is improved property located at: **6300 Edsel Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 28th day of December, 2023.

GRANTOR:

Barbara E. Green

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara E. Green, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26