6

Karen Johnson Davidson County
Batch # 1090981 DEEDWARR
01/12/2024 09:49:49 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20240112-0002694

WARRANTY DEED

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 8th day of January, 2024

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	09109021600
(NAME)	(NAME)	
P.O. Box 159342	P.O. Box 159342	
(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, **David Bailey and Faye Combs,** 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, being Lot No. 23 of Block "C" on the Map of Crolywood Subdivision, Section Two, as of record in Book 1130, Page 100, Register's Office for said County.

Being the same property conveyed to Baxter T. Bailey and wife, Virginia S. Bailey from Albert R. Vetter and wife, Clara S. Vetter of record in Book 2930, Page 357, Register's Office for Davidson County, Tennessee. The said Baxter T. Bailey died on August 3, 1985 survived by his wife, Virginia S. Bailey who thereafter died on September 13, 2023 survived by her Heirs at Law being David Bailey and Faye Combs.

Faye Combs is one and the same as Retha Faye Combs

unimproved ☐

This is improved ☑ property, known as 6326 Alamo Place, 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 8th day of January, 2024.

David Bailey

Faye Combs

State of Tennessee
County of Davidson

On this 8th day of January, 2024, before me, a Notary Public, within and for the State and County aforesaid, personally appeared David Bailey and Faye Combs, 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 8th day of January, 2024.

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

File No.: 24-Z1-51st-6326

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