Karen Johnson Davidson County
Batch# 1092739 DEEDWARR
01/23/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20240123-0004010

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2024

Notary Public

MY COMMISSION EXPIRES:

(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
Madison Walford	New Owner	P/O 09016030800
(NAME)	(NAME)	
6414 - A Premier Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(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 51st Avenue, LLC , a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Madison Walford,** 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 Unit A as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for 6414 Premier Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230329-0022730, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue LLC by deed from Bruce Allen Barnes and Tommy Barnes, a Tenants in Common of record in Instrument No. 20230329-0022729, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6414 - A 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 18th day of January, 2024.

Z1, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

51st Avenue, 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 18th day of January, 2024.

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

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 51st Avenue, LLC , a Tennessee Limited Liability Company and that 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 4th day of January, 2024.

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

File No.: 24-Walford

CERTIFICATE OF AUTHENTICITY

I, Jennifer A Hoffman, do hereby make oath that I am licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to the law on 1/18/24.

Jennifer A Hoffman
AFFIANT

DATE: 1/18/24

STATE OF TENNESSEE
COUNTY OF Sumner

SWORN to and subscribed before me this 18th day of January, 2024.

Brenda Shelby
NOTARY PUBLIC

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-20-2027

MY COMMISSION EXPIRES: 07-20-2027