Prepared by:
Record and Return To:
Chicago and Residential Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1102337 DEEDWARR
02/20/2024 11:08:32 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00

20240220-0011310

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$740,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH** DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEPTEMBER 08, 2025 SEZEN YILMAZ MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

File No.: ST24-010049

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adrian D'Avanzo and Sarah D'Avanzo	NEW OWNER	
(NAME) 532 Scholarship Drive #A	(NAME)	090-16-0-010
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($740,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **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 **ADRIAN D'AVANZO**, AND **SARAH D'AVANZO, HUSBAND AND WIFE**, 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 A as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for 532 Scholarship Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20230228-0013867, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

Being part of the same property conveyed to Z1, LLC, a Tennessee limited liability company and 51st Avenue, LLC, a Tennessee limited liability company by Warranty Deed from David Davidson and wife,

Karen Davidson, dated 02/21/2023, of record in Instrument No. 20230228-0013866, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **532 Scholarship Drive #A, Nashville, TN 37209**

(House No.) (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 hand this the **16th** day of **February, 2024**

Z1, LLC, a Tennessee Limited Liability Company

BY: [redacted] Authorized Agent
Justin D. Tatum, Authorized Agent

51st Avenue, LLC, a Tennessee Limited Liability Company

BY: [redacted] Authorized Agent
Justin D. Tatum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **16th** day of **February, 2024**, before me personally appeared **Justin D. Tatum**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** of **Z1, LLC**, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the **16th** day of **February, 2024**.

Theresa L. Smith
Notary Public

My Commission Expires: 9-7-26



(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the **16th** day of **February, 2024**, before me personally appeared **Justin D. Tatum**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **Authorized Agent** of **51st Avenue, LLC**, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the **16th** day of **February, 2024**.

Theresa L. Smith
Notary Public

My Commission Expires: 9-7-26



(SEAL)