RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1108457 DEEDWARR
03/07/2024 10:09:06 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00

20240307-0015850

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 5th DAY OF MARCH, 2024.

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Z1, LLC and 51st Ave, LLC	Same as New Owner	
(NAME)	(NAME)	
4910 Atwood Drive		091-09-0-163.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWIN PHILLIPS AND JAIME MCNEESE AND RAY O. GROSVENOR AND RANDY L. GROSVENOR**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Z1, LLC, A TENNESSEE LIMITED LIABILIT COMPANY AND 51ST AVE, 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 part of Lot No. 19 on the plan of B. F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for said County, being Lot No. 7 on the plan of W. P. Evans Resubdivision of part of Lot No. 19 of the B. F. Cockrill Farm, not of record, described according to a survey made by E. R. Southgate and Son, Surveyors, April 2, 1946, as follows:

BEGINNING at a stake on the easterly margin of Cowan Street 50 feet north of the northeast corner of said Street and a 20 foot roadway, being the corner of Lots Nos. 6 and 7; thence with said street, northwardly 50 feet to a stake; the corner lots Nos. 7 and 8; thence with the line between said two lots, eastwardly 227 feet 7 inches to a stake; thence southwardly 49 feet 9 inches to a stake at the corner of Lots Nos. 6 and 7; thence with the line between said two lots, westwardly 220 feet 4 inches to the beginning.

Being the same property conveyed to Ray Oliver Grosvenor by Quitclaim Deed from Robbie D. Grosvenor of record in Book 8809, page 445, Register's Office for Davidson County, Tennessee, dated December 7, 1992 and recorded on December 9, 1992.

The said Ray Oliver Grosvenor having died on or about June 16, 2005, with the Estate of Ray Oliver Grosvenor being administered under Docket No. 05P1612, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Per Last Will and Testament of Ray Oliver Grosvenor of record in Instrument No. 20190517-0046895, Register's Office for Davidson County, Tennessee, the subject property was devised to his wife, Robbie D. Grosvenor, for her life, and upon her death (date of death being November 4, 2023), subject property was devised in equal shares to Ray Oliver Grosvenor, Jr, Randy Lee Grosvenor, Jaime Ann Grosvenor and Edwin DeWayne Phillips. Jaime Ann Grosvenor is not known as Jamie McNeese.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 602 Eastboro Drive, Nashville, TN 37209-1840
(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 hand this 21 day of March, 2024

EDWIN PHILLIPS

STATE OF Michigan
COUNTY OF Van Buren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Phillips, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of March, 2024.

Commission expires:

JAY L HENRY
Notary Public - State of Michigan
County of Kalamazoo
My Commission Expires Oct 2, 2026
Acting in the County of Van Buren

Notary Public

JW2024-188

Witness my hand this 4th day of March, 2024

JAIME MCNEESE

RANDY L. GROSVENOR

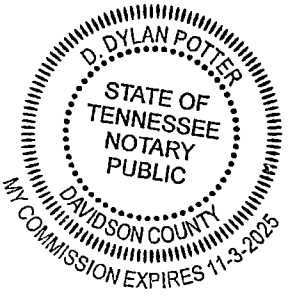
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaime McNeese and Randy L. Grosvenor, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2024.

Commission expires:



Notary Public

Witness my hand this 4 day of March, 2024

RAY O. GROSVENOR

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray O. Grosvenor, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2024.

Commission expires: 04/03/2027

Notary Public

ASHLEY LELAND
Notary ID # 134298570
My Commission Expires
04-03-2027

JW2024-188