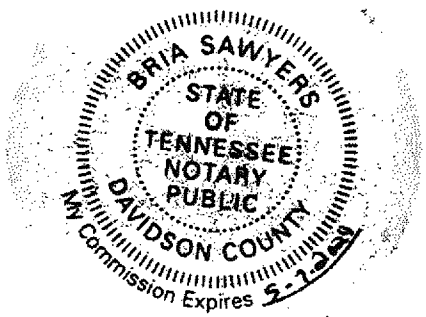
Karen Johnson Davidson County
Batch# 1117207 DEEDWARR
04/02/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240402-0022750

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Kirsten Vurden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 2024.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-1-2024
(AFFIX SEAL)

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
Best Built Construction Inc.	NEW OWNER	
(NAME)	(NAME)	105 04 0 187.00
1642 Valle Verde Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLE MORGAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEST BUILT CONSTRUCTION INC.**, 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. 16 on the Plan of the RESUBDIVISION OF D. F. WILKIN PROPERTY of record in Plat Book 421, Page 148, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Z 1, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Paul M. Ziady, married, 1/2 undivided interest, of record in Instrument No. 20201217-0149114, in the Register's Office of Davidson County, Tennessee, dated December 11, 2020 and recorded on December 17, 2020.

Being the same property conveyed to Paul M. Ziady, Married and Cole Morgan, Unmarried, by Warranty Deed from William G. Wallis, Sr., Unmarried, of record in Instrument No. 20200713-0075924, in the Register's Office of Davidson County, Tennessee, dated July 09, 2020 and recorded on July 13, 2020.

Property was never a marital residence for grantors.

Dylan Potter herein signed as Attorney in fact for Cole Morgan. Said Power of Attorney is of record Instrument No. 202404020022749 **in the Registers office for Davidson County, Tennessee.**

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 X
This is improved property, known as 1263 1st Ave S., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2024-462

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 1st day of April, 2024

Z1, LLC, A Tennessee limited liability company

BY: _____

D. Dylan Potter, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter 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 the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Commission expires:
4/23/25

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

_____
Notary Public

Witness my hand this 1st day of April, 2024

_____
Cole Morgan By: Dylan Potter, Attorney in Fact

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 Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Cole Morgan and acknowledged that he executed the same as the free act and deed of Cole Morgan.

Commission expires:
4/23/25

DAWN MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

_____
Notary Public

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-2244-DS

MO2024-462

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 4/1/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/1/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 **day of** April, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 5-7-2024

Notary's Seal (if on paper)

