WARRANTY DEED

Karen Johnson Davidson County
Batch# 1118156 DEEDWARR
04/03/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.49
20240403-0023286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38078

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $814,998.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEPTEMBER 6, 2025

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
6218 Henry Ford Drive Unit A, LLC, A Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	090 16 2C 001.00
10800 East Cactus Rd. #46		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85259		
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6218 HENRY FORD DRIVE UNIT A, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6218 Henry Ford Drive Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6218 Henry Ford Drive Homes, a Horizontal Property Regime, of record in Instrument No. 20220722-0083869, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Z1, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Peggy Conners, unmarried, of record in Instrument No. 20220722-0083868, in the Register's Office of Davidson County, Tennessee, dated July 20, 2022 and recorded on July 22, 2022.

Being a part of the same property conveyed to Dale Conners and wife, Peggy Conners, by Warranty Deed from Fern Miller, unmarried, of record in Book 11230, Page 185, in the Register's Office of Davidson County, Tennessee, dated November 18, 1998 and recorded on December 02, 1998. The said Dale Conners died on July 18, 2021, leaving Peggy Conners.

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.

MO2024-355

unimproved _
This is improved x property, known as 6218A Henry Ford Dr., 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 hand this 2nd 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.

Witness my hand and official seal this 2nd day of April, 2024.

Commission expires:

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

_____
Notary Public

MO2024-355

Tennessee Certification of Electronic Document

I, George Mudter, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/2/24 (date of document).

Affiant Signature

4/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY