BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1125444
04/22/2024 10:38:37 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20240422-0028564

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Z1, LLC a Tennessee limited liabilty company 51st Avenue, LLC a Tennessee limited liability company	New Owner	09016014600
(NAME)	(NAME)	
P. O. Box 159342		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, We, **Donna Longuevan, Natishia Ballard, and Sean Ballard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Z1, LLC a Tennessee limited liabilty company and 51st Avenue, 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 Lot No. 328, on the Plan of Charlotte Park, Section Eleven , of record in Book 2900, Page 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna Longuevan and Natishia Ballard and spouse, Sean Ballard, all as joint tenants with rights of survivorship, by deed of record in Instrument NO. 20230522-0038039, Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 517 River Rouge 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/our hands this 19th day of April, 2024.

Donna Longuevan

Natishia Ballard

Sean Ballard

State of Tennessee
County of Davidson

Personally appeared before me Donna Longuevan, Natishia Ballard, and Sean Ballard, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2024.

Notary Public
My Commission Expires: _____

File No.: 17085

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025