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

# BOX 10-A

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1174

Karen Johnson
Batch # 1128950
04/30/2024 11:05:37 AM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20240430-0031334

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2024

Notary Public

Commission Expires: _____

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Z 1, LLC and 51st Avenue, LLC<br>P.O. Box 159342<br>Nashville, TN 37215 | P.O. Box 159342<br>Nashville, TN 37215 | 090-16-0-285.00 |

## WARRANTY DEED

FOR AND IN 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, I/WE,

**Donna Faye Waggoner, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Z 1, LLC, a Limited Liability Company, and 51st Avenue, LLC, a 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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 19 on the Plan of Charlotte Park, Section 1, as of record in Book 2663, Pages 2 to 6, inclusive, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of American Road at the corner of lots Nos. 18 and 19; thence with the line between said two lots, southwardly 123 feet; thence North 49° 43' West 131.8 feet to a concrete monument on the southeasterly margin of Thunderbird Drive; thence with said Drive, northeastwardly 72.2 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.1 feet to the southwesterly margin of American Road; thence with said Road, southeastwardly 98.2 feet to the beginning.

Being the same property conveyed to W. C. Graham and wife, Robbie Graham by Warranty Deed from Earl T. Corbitt and wife, Susie Hampton Corbitt of record in Book 3103, Page 155, Register's Office for Davidson County, Tennessee, dated August 01, 1960 and recorded on August 05, 1960.

The said W. C. Graham a/k/a William C. Graham having died on or about September 18, 1990, vesting Robbie Graham as surviving tenant.

Being the same property conveyed to Richard R. Hedgepath, Trustee by Quitclaim Deed from Robbie M Graham of record in Book 8224, Page 355, Register's Office for Davidson

County, Tennessee, dated October 24, 1990 and recorded on October 25, 1990, and within the same Deed, Richard R. Hedgepath, Trustee conveyed his interest unto a life estate in Robbie M. Graham and the fee simple remainder interest to Donna Faye Waggoner.

The said Robbie M. Graham having died on or about April 12, 1991, thereby extinguishing said life estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 447 American Road, Nashville, TN 37209

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 so 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.

Dated this the 29th day of April, 2024.

Donna Faye Waggoner

Donna Faye Waggoner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2024, before me personally appeared Donna Faye Waggoner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2024.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY