BOX 10-A

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1181321 | DEEDWARR
09/13/2024 09:59:48 AM | 2 pgs
Fees: $13.00 Taxes: $1,439.15

20240913-0070707

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $388,958 33

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-25-2025

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3202

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Z1, LLC, a Tennessee limited liability company and 51st Avenue, LLC a Tennessee limited liability company	Z1, LLC, a Tennessee limited liability company and 51st Avenue, LLC a Tennessee limited liability company	090 12 0 159.00
6301 Edsel Drive	P.O. Box 159342	
Nashville, TN 37209	Nashville TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MILDRED HUDGINS REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY* AND LEIGH-LAND STABLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Z1, LLC, A TENNESSEE LIMITED LIABILITY 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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6301 Edsel Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the ~~12th~~ 11th day of September, 2024.

Mildred Hudgins Realty, LLC

BY:_____
Jim R. Vanderpool, PC
by Jim R. Vanderpool, Authorized Agent

Leigh-Land Stables, LLC

BY:_____
Jim R. Vanderpool, PC
by Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jim R. Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Authorized Agent of MILDRED HUDGINS REALTY, LLC AND LEIGH-LAND STABLES, LLC, the within named barganor, a limited liability company, and that Jim R. Vanderpool, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this ~~12th~~ 11th day of September, 2024.

Notary Public_____

My Commission Expires: 7-26-25

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

24-3202

EXHIBIT A - LEGAL DESCRIPTION

Being lol No. 163 on the Plan of Charlotte Park, Section Il, of record in book 2663, pages 22 and 23, Register's office for said County, described as follows:

Beginning at a point in the northwest margin of Bagleyshop Drive at the corner of lots Nos. 162 and 163; thence with the line between said lots, northwesterly123 feet to a corner of lot No. 164; thence with the line between lots Nos. 163 and 164, northeasterly 118.4 feet to the southerly margin of Edsel Drive; thence with the margin of same, southeasterly 92.3 feet to the beginning of a curve; thence around said curve, southerly 39.3 feet to the margin of Bagleyshop Drive; thence with the margin of same, southwesterly 92 feet to the point of beginning.

Being part of the property conveyed to *Mildred Hudgins Realty LLC, a Tennessee limited liability company (50.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated 1/23/2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated 2/15/2001, by Quitclaim Deed, dated 10/29/2002, and recorded 11/01/2002, in Instrument No. 20021101-0134422, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (30.5% interest), from AmSouth Bank, as Trustee of The Amended and Restated Revocable Trust of Mildred Hudgins dated 1/23/2002, successor to AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust dated 1/15/2001, by Quitclaim Deed, dated 6/5/2002, and recorded 10/30/2002, in Instrument No. 20021030-0133217, Further, being part of the property conveyed to Mildred Hudgins Realty LLC, a Tennessee limited liability company (20% interest), from AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust For the Benefit of DeLois Pierce dated 12/26/2001, by Quitclaim Deed, dated 07/25/2002, and recorded 07/31/2002, in Instrument No. 20020731-0092056, Further, Being a portion of the same property conveyed to The Amended and Restated Revocable Trust of Mildred Hudgins dated 1/23/2002 by Deed of Correction of record in Instrument No. 20020709-0082529, dated 5/28/2002 and recorded 7/9/2002, said deed correcting Quitclaim Deed of record in Instrument No. 20020110-0004114, dated 8/31/2001, and recorded 1/10/2002, Register's Office for Davidson County, Tennessee, Being a portion of the same property conveyed to AmSouth Bank, the Sole Trustee of The Mildred Hudgins Trust for the benefit of Delois Pierce dated 12/26/2001, an undivided twenty percent (20%) interest by Quitclaim Deed from AmSouth Bank, Trustee of The Mildred V. Hudgins Revocable Trust, dated 2/15/ 2001 of record in Instrument No. 20020115-0006245, dated12/31/ 2001, and recorded 1/15/, 2002, Register's Office for Davidson County, Tennessee, Being the same property conveyed to T. Herschel Hudgins and wife Mildred Hudgins by Warranty Deed from Hugh Wilson Farmer and wife, Geraldine Farmer of record in Book 2803, Page 509, dated 9/9/1958 and recorded 9/9/1958, Register's Office for Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

**LEIGH-LAND STABLES, LLC JOINS IN THIS EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANYAND ALL INTERESTS, IN THE SUBJECT PROPERTY.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2663, Page 22 & 23, of the Public Records of Davidson County, Tennessee.