BOX 10-A

RN TO:
ER ESCROW, LLC
LLSBORO PIKE, STE 300
ILLE, TN 37215

Karen Johnson
Batch # 1207466
11/21/2024 09 03 16 AM
Fees $13 00 Taxes $1,350 50

Davidson County
DEEDWARR
2 pgs

20241121-0090875

WARRANTY DEED

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF November, 2024

M. R Schodrosk.
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
in, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Z1, LLC, a Tennessee Limited Liability, and 51st Avenue, LLC, a Tennessee Limited Liability Company	NEW OWNWER	
(NAME) P O Box 159342	(NAME)	102 03 0 105 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **CHARLES EDWARD GOSSAGE II, MARRRIED AND LESA GOSSAGE CART, MARRIED, HEIRS AT LAW OF BILLIE RUTH GOSSAGE,** 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 SUCCESSORS 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. 1231 on the Plan of CHARLOTTE PARK, SECTION 18, as of record in Plat Book 3600, Pages 51 and 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 1231 fronts 73.33 feet on the Westerly side of Marauder Drive and extends back 150.0 feet on the Northerly line and 143.9 feet on the Southerly line to a dead line in the rear on which it measures 85.91 feet.

Being the same property conveyed to Charles Edward Gossage and Wife, Billie Ruth Gossage, by Warranty Deed from J. Douglas Wright, Jr., and Wife, Joan Wright, of record in Book 4052, Page 616, in the Register's Office of Davidson County, Tennessee, dated August 26, 1966 and recorded on September 01, 1966. The said Charles Edward Gossage died on January 19, 2017, then Billie Ruth Gossage died March 01, 2024, intestate, devising subject property to Heirs at Law of Billie Ruth Gossage. See Affidavits of Heirships recorded in 20241121-0090873 and 20241121-0090874, in the Register's Office of Davidson County, Tennessee.

This has not now nor ever been the martial residence of the grantors here.

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
This is improved x property, known as 6531 Marauder Drive, 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 19th day of November, 2024

Charles Edward Gossage II
CHARLES EDWARD GOSSAGE II

Lesa Gossage Cart
LESA GOSSAGE CART

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 Charles Edward Gossage II and Lesa Gossage Cart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November, 2024

Commission expires

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public