This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1223346 DEEDQC
01/06/2025 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250106-0000996

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Z1, LLC and City Limits Construction, LLC PO Box 159342 Nashville, TN 37215	New Owner	05100021100 05100021200

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid **51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Resubdivision of Part of Lot 5, Craighead Lands, of record in Instrument No. 20230814-0062958, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 51st Avenue, LLC, a Tennessee limited liability company and Z1, LLC a Tennessee limited liability company by Quitclaim Deed from B&F Projects, LLC, a Tennessee limited liability company of record in Instrument No. 20241218-0098180 in the register's office for Davidson County, Tennessee.

Being also known as 209 & 211 Walton Lane, Madison, TN 37115

Witness my hand this 21st day of December, 2024

51ST AVENUE, LLC

BY: KEVIN MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of 51st Avenue, LLC, and that he as such Authorized Agent of 51st Avenue, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of 51st Avenue, LLC.

Witness my hand this 31st day of December, 2024.

My Commission Expires:

Notary Public: _____

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me, this the 31st day of December, 2024.

_____
Notary Public
Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Dylan Settle, 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 1/6/25.

Date

Affiant Signature

1/6/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of January, 2025.

M.R. Schodroski

Notary's Signature

My Commission Expires: 3/3/2026

Date

Notary's Seal (if on paper)

