1st

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste 502
Nashville, TN 37217
CT-24-6064

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 $485,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2025

M. R. Schodrosk

Notary Public

Commission Expires 3/3/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Z 1, LLC and 51st Avenue, LLC PO BOX 159342 Nashville, TN 372165	SAME AS OWNER	072-12-0-204 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,

Sean Sooker, an unmarried man

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

Land in Davidson County, Tennessee, being Lot No 119, and the west 30 feet of Lot No 120 on the Plan of Riverside Drive Subdivision, of record in Book 974, Pages 60 and 61, Register's Office for said County, to which plan reference is hereby made for a more complete description

Said Lot No 119, and the west 30 feet of Lot No 120 adjoin and front together 80 feet on the north side of Litton Avenue and run back between parallel lines 150 feet to a dead line

Being the same property conveyed to John Sooker by Quitclaim Deed from Bill G McWilliams, unmarried of record in Instrument No 20170301-0020499 Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 01, 2017

Karen Johnson Davidson County
Batch # 1236234 DEEDWARR
02/11/2025 10 44 48 AM 2 pgs
Fees $13 00 Taxes $1,794 50

20250211-0010257

Being the same property conveyed to John Sooker, a married person by Warranty Deed from Marie McWilliams Erwin married of record in Instrument No 20170301-0020500 Register's Office for Davidson County, Tennessee, dated February 27, 2017 and recorded on March 01, 2017

Being the same property conveyed to Sean Sooker, an unmarried man by Warranty Deed from John Sooker, a married man of record in Instrument No 20210816-0110629 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 16, 2021.

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 1715 Litton Ave, Nashville, TN 37216

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 6th day of February, 2025

Sean Sooker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of February, 2025, before me personally appeared Sean Sooker, 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 6th day of February, 2025

Notary Signature
My commission expires 5-16-26

A C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD