WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740 000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF FEB 20 25

Notary Public

MY COMMISSION EXPIRES 9-6-25

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hayley Krasnow and Evan Krasnow	TJC Mortgage Inc	
(NAME) 6241 Henry Ford Drive	(NAME) 1 Perimeter Park South, Ste 230 S	090 12 3D 002 00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Birmingham, AL 35243	
(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, WE, **Z1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEY KRASNOW AND EVAN KRASNOW, WIFE AND HUSBAND,** 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 Unit B of HOMES AT 6239 HENRY FORD DRIVE,, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 6239 HENRY FORD DRIVE,, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220603-0064288, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 6239 HENRY FORD DRIVE,, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220603-0064288, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Z1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Z1, LLC, a Tennessee Limited Liability Company and B&F Projects, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240416-0027004, in the Register's Office of Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 2024.

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 x property, known as 6241 Henry Ford Drive Nashville, TN 37209
improved

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson
Batch # 1240194
02/24/2025 10 45 43 AM
Fees $13 00 Taxes $2,738 00

Davidson County
DEEDWARR
2 pgs

20250224-0013375

MO2025-178

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 20th day of February, 2025

Z1, LLC, A Tennessee limited liability company

BY _____

D Dylan Potter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Z1, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and official seal this 20th day of February, 2025

Commission expires 4/23/25

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

_____
Notary Public

Witness my hand this 20th day of February, 2025

51ST Avenue, LLC, A Tennessee limited liability company

BY _____

Kevin D Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D 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 Authorized Agent of 51st Avenue, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent

Witness my hand and official seal this 20th day of February, 2025

Commission expires 4/23/25

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

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Notary Public

MO2025-178