BOX 10-A

1st

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No · QCBL-28106-25

Karen Johnson Davidson County
Batch # 1243033 DEEDWARR
03/05/2025 10 02 59 AM 2 pgs
Fees $13 00 Taxes $1,893 29

20250305-0016464

WARRANTY DEED

M R SCHODROSK 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 $511,700 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March 2026

NOTARY PUBLIC

My commission expires 3/3/2026

THIS INSTRUMENT PREPARED BY
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER·	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Z 1, LLC and 51st Avenue, LLC PO Box 159342 Nashville, TN 37215	Same address as new owner	083-12-0-059 00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED ELEVEN THOUSAND SEVEN HUNDRED AND 00/100 Dollars ($511,700 00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **JOEL MORGAN, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of Eastland Acres, Section I, of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Being the same property conveyed to Joel Morgan, an unmarried man, from Robert A Brooks, a single man, by Warranty Deed dated February 9, 2012 and recorded February 21, 2012 in Instrument #20120221-0014761, said Register's Office

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as. 2507 Barclay Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate, that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever

WITNESS MY/OUR HANDS, this 3rd day of March, 2025

GRANTOR(S)

Joel Morgan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Joel Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 3rd day of March, 2025.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY