BOX 10-A

Karen Johnson Davidson County
Batch # 1247840 DEEDWARR
03/19/2025 09 54 12 AM 2 pgs
Fees $13 00 Taxes $1,258 00
20250319-0019457

Warranty Deed

M.R. SCHODROSKI NOTARY PUBLIC STATE OF TENNESSEE 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 $340,000.00 Affiant Subscribed and sworn to before me, this the 14th day of March, 2025 Notary Public My commission expires 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Z 1, LLC and 51st Avenue LLC	New Owner(s)	094-01-0-026 00
P O Box 159342		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FRANCES H. BROOKS, WIDOW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Being Lot No. 68 on the Map of Payne, Blakemore and Cumming's Addition to Nashville, as of record in Book 57, Page 70, Register's Office for said County, described according to a loan survey by T.R Sanford, dated March 2, 1962, as follows.

Said Lot No 68 fronts 50 feet on the Westerly side of South Thirteenth Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to James A. Brooks and wife, Frances H. Brooks by Warranty Deed from Fred S. Ramsay and wife, Daisye S Ramsay of record in Book 3806, page 6, Register's Office for Davidson County, Tennessee, dated August 24, 1964 and recorded on August 27, 1964 and Also Affidavit of Heirship recorded on August 30, 2002 in Instrument Number 20020830-0105077.

The said James A. Brooks having since passed away, leaving Frances H Brooks as surviving tenant by the entirety.

William Brooks executes this Warranty Deed as Power of Attorney for Frances H. Brooks as per the Durable Power of Attorney recorded February 26, 2025 and recorded in instrument no. 20250226-0014210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 518 South 13th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2025.

William E. Brooks

Frances H. Brooks by William Brooks, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Brooks, as attorney-in-fact for Frances H. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 14th day of March, 2025.

Notary Public

My Commission Expires: _____

MONICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028