BOX 10-A

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

WARRANTY DEED

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

DM-CWI-25-500-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1252208
03/26/2025 09:37:21 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20250326-0022549

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Z 1, LLC and 51st Avenue, LLC	SAME AS OWNER	
(NAME)	(NAME)	**090-16-0-191.00**
PO Box 159342		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CEO WEALTH INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does 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/its/their heirs, successors and assigns, that 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. 493 on the Map of Charlotte Park, Section VII, as of record In Book 2663, page 122, described as follows:

Beginning at a point in the Northeasterly margin of Achievement Drive, the common corner of Lots Nos. 493 and 494; thence Northeasterly with the line between said two lots, 99.2 feet to a point; thence South 47 degrees 50 minutes East 132.3 feet to a point in the Northwesterly margin of Henry Ford Drive; thence Southwesterly with said Drive, 74.3 feet to a point; thence around a curve westerly 39.6 feet to a point in the northeasterly margin of Achievement Drive; thence with said Drive, Northwesterly 109.4 feet to the beginning.

Being the same property conveyed to Maurice Lamar Throneberry and wife, Bobbie Sue Throneberry by Warranty Deed from Glen V. Matlock and Dolley Marie Matlock Horton of record in Book 4702, page 6, Register's Office for Davidson County, Tennessee, dated April 26, 1973 and recorded on April 27, 1973.

Being a portion of the same property conveyed to Bobbie Sue Throneberry by Quitclaim deed from Maurice Lamar Throneberry of record in Book 6535, page 214, Register's Office for Davidson County, Tennessee, dated March 19, 1985 and recorded on April 17, 1985.

Affidavit of Heirship recorded on July 07, 2020 of record Instrument Nos. 20200707-0073038 and 20200707-0073039.

Note: Bobbie Sue Throneberry died on or about March 21, 2020.

Being the same property conveyed to CEO Wealth Investments, LLC by Warranty Deed from Ronald Throneberry, unmarried, of record Instrument No. 202503240021936 Register's Office for Davidson County, Tennessee, dated March 19, 2025 and recorded on March 24, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 122, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2881, Page 350, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Temporary Construction Easement of record in Instrument Number 20040109-0003642, in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 19 DAY OF MARCH, 2025.

CEO Wealth Investments, LLC

BY: Jarrell Cole

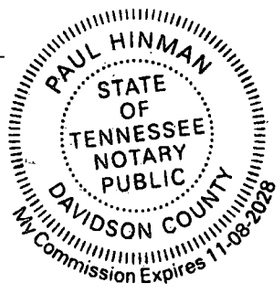
Jarrell Cole
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JARRELL COLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CEO WEALTH INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212