1st

Karen Johnson Davidson County
Batch # 1255957 DEEDWARR
04/03/2025 10 34 21 AM 2 pgs
Fees $13 00 Taxes $1,957 30

20250403-0025342

BOX 10-A

This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number 4-5134-TM

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $529,000 00

Affiant

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

Subscribed and sworn to before me, this the 31st day of March, 2025

M. R. Schodroski
Notary Public
My Commission Expires 3/3/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Z 1, LLC and 51st Avenue, LLC PO Box 159342 Nashville, TN 37215	Same As Owner	084 01 0 009 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Charles Edward Pate, Jr., an unmarried man, and Hilary Vaughn Pate, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Z 1, LLC, a Tennessee Limited Liability Company, and 51 ST Avenue, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), 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 26 on the Map of DUGGER HEIGHTS NO TWO, as of record in Plat Book 1424, Page 135, Register's Office for Davidson County, Tennessee

Said Lot No 26 fronts 70 feet on the South side of Sheridan Drive and runs back between lines, 237 1 feet on the West line and 236 6 feet on the East line to a dead line in the rear on which it measures 70 feet

Being the same property conveyed to Robert T Vaughn, Atty , by Quitclaim Deed from Charles Edward Pate, Jr and also further conveyed from Robert T Vaughn, Atty , to Charles Edward Pate, Jr and wife, Hilary Vaughn Pate, of record in Instrument No 20020315-0032920, in the Register's Office of Davidson County, Tennessee, dated March 15, 2002 and recorded on March 15, 2002

Being the same property conveyed to Charles Edward Pate, Jr , by Warranty Deed from Charlie Roy Doremus and Peggie Marie Sprouse, of record in Book 11004, Page 17, in the Register's Office of Davidson County, Tennessee, dated June 26, 1998, and recorded on June 12, 1998 Charles Edward Pate, Jr and Hilary Vaughn Pate having since divorced See Docket No 24D1661, Circuit Court for Davidson County, Tennessee

This is improved property located at **2514 Sheridan Road, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2025

GRANTOR

Charles Edward Pate, Jr.

Hilary Vaughn Pate

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Edward Pate, Jr and Hilary Vaughn Pate, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 31st day of March, 2025

Notary Public
My Commission expires 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026