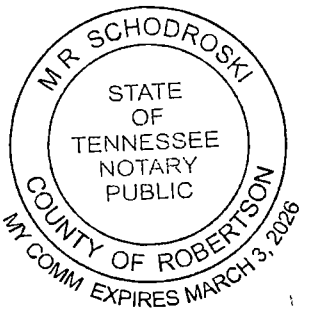
1Hd

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF May, 2025

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

Karen Johnson
Batch # 1275681
05/20/2025 10 26 52 AM
Fees $13 00 Taxes $1,868 50

Davidson County
DEEDWARR
2 pgs

20250520-0039625

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
Z 1, LLC, a Tennessee Limited Liability Company and 51ST Avenue, LLC, a Tennessee Limited Liability Company	Same as Owners	
(NAME) P O Box 159342	(NAME)	083 08 0 202 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **RANDY DEAN RANDALLS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, 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 GRANTEES, 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. 70 on the Plan of ROSEWOOD HEIGHTS, SECTION III, of record in Plat Book 2133, Page 61, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 70 fronts 71 feet on the North side of Mitchell Road and runs back 132.7 feet on the West line and 140.8 feet on the East line to a dead line in the rear on which it measures 84.2 feet.

Being the same property conveyed to Alonzo Randalls, Jr. and wife, Carolyn June Randalls, by Warranty Deed from Tommy A. Kittrell and wife, Eloise F. Kittrell, of record in Book 2926, Page 303, in the Register's Office of Davidson County, Tennessee, dated July 14, 1959 and recorded on July 22, 1959. The said Alonzo Randalls Jr. died on February 19, 1993 and then Carolyn June Randalls died on June 26, 2010, intestate, devising subject property to Heirs at Law of Carolyn June Randalls. See Affidavit of Heirship recorded in Instrument No. 20250520-0039624 .

Being the same property conveyed to Michael J. Philbin Trustee, by Quit Claim Deed from Randy Dean Randalls, Daniel Randalls, Julie Randalls Carter and Stephanie Gibson as the sole heirs at law of Carolyn June Randalls and as reconveyed to Randy Dean Randalls, by Quit Claim Deed from Michael J. Philbin Trustee, of record in Instrument No. 20101229-0103381, in the Register's Office of Davidson County, Tennessee, dated December 29, 2010 and recorded on December 29, 2010.

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 improved x property, known as 1037 Mitchell Road, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 12th day of May, 2025

X Randy Dean Randalls
RANDY DEAN RANDALLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Dean Randalls, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of May, 2025.

Commission expires

KEVIN D. MONTGOMERY
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27