Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215
TURN TO
[illegible]ER ESCRO[illegible]LLC
[illegible]LSBORO PIK[illegible]STE 300
[illegible]VILLE, TN 37215

BOX 10-A

1st

39-B
File #25-1087

Karen Johnson
Batch # 1279547
05/30/2025 10 17 22 AM
Fees $13 00 Taxes $1,572 50

Davidson County
DEEDWARR
2 pgs

20250530-0042540

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Chill Group, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does 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**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Viewpoint Addition to West Nashville of record in Plat Book 547, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Chill Group LLC, a Tennessee limited liability company by Warranty Deed from Stephanie C. Ward, married of record in Instrument No. 20180202-0010734 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4700 Kentucky Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Z1, LLC/51st Avenue, LLC P.O. Box 159342 Nashville, TN 37215	Same As New Owner	091-07-0-162.00

WITNESS THE EXECUTION HEREOF this 27th day of May, 2025.

The Chill Group, LLC

Jonathan Romero, Member

Heath Baumhor, Member

State of Tennessee)
County of Davidson)

On this 27th day of May, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Jonathan Romero and Heath Baumhor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Members of the maker, The Chill Group, LLC, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Chill Group, LLC, as Members.

Notary Public

My Commission Expires: 3/3/2026

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2025.

Notary Public

My Commission Expires: 3/3/2026

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