BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1279923
05/30/2025 01 08 46 PM
Fees $13 00 Taxes $1,480 00

Davidson County
DEEDWARR
2 pgs

20250530-0042671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Z1, LLC **51st Avenue, LLC**	**Same as New Owner**	
(NAME) **P.O. Box 159342**	(NAME) **P.O. Box 159342**	**090-15-0-035 00**
(ADDRESS) **Nashville, TN 37215**	(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, **SANDRA L. MOSS, TRUSTEE OF THE SANDRA L. MOSS REVOCABLE LIVING TRUST, SEPTEMBER 20, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Z1, 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 430 on the Plan of Charlotte Park, Section Six of record in Plat Book 2900, Page (s) 7 and 8, 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 Sandra Moss by Warranty Deed from Sarah Siskind Book, f/k/a Sarah W Siskind, and Travis Nelson Book, wife and husband of record in Instrument No 20180206-0012012 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 06, 2018

Being the same property conveyed to Sandra L Moss, Trustee of The Sandra L Moss Revocable Living Trust dated September 20, 2019 by Quitclaim Deed from Sandra Moss of record in Instrument No 20190924-0096748 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 24, 2019

This conveyance is subject to·

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page(s) 7 and 8, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2921, Page 412, in the Register's Office for Davidson County, Tennessee
- Agreement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **489 Sunliner Avenue, Nashville, Tennessee 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(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 28th DAY OF MAY, 2025

Sandra L Moss, Trustee of The Sandra L Moss Revocable Living Trust, September 20, 2019

BY _____
Sandra L Moss
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA L MOSS, TRUSTEE of SANDRA L MOSS, TRUSTEE OF THE SANDRA L MOSS REVOCABLE LIVING TRUST, SEPTEMBER 20, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 28th of May, 2025

_____
Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

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