Karen Johnson Davidson County
Batch# 1293130 DEEDWARR
07/02/2025 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,978.50
20250702-0052434

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF July, 2025.

April Sumruld
Notary Public

MY COMMISSION EXPIRES: 12.19.2028
(AFFIX SEAL)

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
Kiley Donohoe	Primary Residential Mortgage, Inc	
(NAME) 517B River Rouge Dr.	(NAME) 1480 North 2200 West	090 16 3H 002.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Salt Lake City, UT 84116	
(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, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KILEY DONOHOE, AN UNMARRIED WOMAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B, of HOMES AT 517 RIVER ROUGE DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 517 RIVER ROUGE DRIVE, a Horizontal Property Regime, of record in Instrument No. 20240422-0028565, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Z1, LLC a Tennessee limited liability company and 51st Avenue, LLC a Tennessee limited liability company, by Warranty Deed from Donna Longuevan, Natishia Ballard, and Sean Ballard, of record in Instrument No. 20240422-0028564, in the Register's Office of Davidson County, Tennessee, dated April 19, 2024 and recorded on April 22, 2024.

Being a part of the same property conveyed to Donna Longuevan, an unmarried woman, and Natishia Ballard and Sean Ballard, wife and husband, all as joint tenants with rights of survivorship, by Quit Claim Deed from Donna Longuevan, an unmarried woman, of record in Instrument No. 20230522-0038039, in the Register's Office of Davidson County, Tennessee, dated May 12, 2023 and recorded on May 22, 2023.

Being a part of the same property conveyed to Donna Longuevan, by Quit Claim Deed from Patricia Lynn Brown, of record in Instrument No. 20170109-0002098, in the Register's Office of Davidson County, Tennessee, dated November 08, 2016 and recorded on January 09, 2017.

Being a part of the same property conveyed to Donna Longuevan and Patricia Lynn Brown, by Quit Claim Deed from Victor Hazelwood, Trustee and also further conveyed from Donna Longuevan to Victor Hazelwood, Trustee, of record in Instrument No. 20160328-0028282, in the Register's Office of Davidson County, Tennessee, dated March 10, 2016 and recorded on March 28, 2016.

Being a part of the same property conveyed to Donna Longuevan, unmarried, by Warranty Deed from Arland A. Emery and wife, Brenda Y. Emery and Bradley Emery, married, of record in Instrument No. 20150601-0050477, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015, and recorded on June 01, 2015.

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 517B River Rouge Dr., Nashville, TN 37209
(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 1st day of July, 2025

Z1, LLC,
A Tennessee limited liability company

BY: _____
D. Dylan Potter, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared D. Dylan Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Z1, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 1st day of July, 2025.

Commission expires:
3/3/2026

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

M. L. Schodrosk

Notary Public

202507020052434

Witness my hand this 1ST day of July, 2025

51ST Avenue, LLC,
A Tennessee limited liability company

BY:_____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of 51st Avenue, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 1ST day of July, 2025.

Commission expires: 3/3/2026

M.R. Schodroski

Notary Public

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028