BOX 10-A

Karen Johnson
Batch # 1300869
07/23/2025 09 57 30 AM
Fees $13 00 Taxes $629 00
Davidson County
DEEDWARR
2 pgs
20250723-0058112

This Instrument Prepared By
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Z 1, LLC and 51st Avenue LLC
PO Box 159342
NAshville, TN 37215

SEND TAX BILL TO:
Same As Owner

MORTGAGEE:

Map/Parcel
#133 01 0 191.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brandy Rose, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does 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", their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being all of **Lot No. 169, Map of Sunrise Heights, Second Plan**, according to survey and plat of same appearing of record in Book 421, page 46, in the Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Luther T Moore by Quitclaim Deed dated January 27, 1995, from Julie E Moore, of record in Book 9678, page 484, Registers Office for Davidson County, Tennessee Luther T Moore died intestate on February 4, 2024, survived by his only child and heir-at-law namely Brandy Rose, according to Affidavit of Heirship, of record in Instrument No 20240405-0024253, Registers Office for Davidson County, Tennessee The said Brandy Rose then conveyed the above property to Brandy Rose, married, by Quitclaim Deed dated April 4, 2024, from Brandy Rose, of record in Instrument No 20240405-0024254, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises

This conveyance is further made subject to real property taxes for 2025 and subsequent years

This is **improved** property known as **512 High Street, Nashville, Tennessee 37211.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Donald Rose, the husband of Brandy Rose, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **21st** day of **July, 2025.**

Brandy Rose

Donald Rose

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandy Rose and Donald Rose,** the 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of July, 2025.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2025.

NOTARY PUBLIC

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

My Commission Expires: 3/3/2026

File No. 25058038