BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2025

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026
(AFFIX SEAL)

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

DM-CWI-25-1015

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 Ave, LLC**	**New Owner**	
(NAME) PO Box 159342	(NAME)	**082-03-0-202 00**
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **MCQUARY SEBOA INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 AVE, 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 the North 10 feet of Lot No 44 and the South 34 feet of Lot No 45 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, Page 40, Register's Office for said County

Being the same property conveyed to Mcquary Seboa Investments by Warranty Deed from Stephanie S Whitworth, unmarried of record in Instrument No 20180129-0009194 Register's Office for Davidson County, Tennessee, dated January 29, 2018 and recorded on January 29, 2018

Being the same property conveyed to McQuary Seboa Investments LLC by Quitclaim Deed from Mcquary Seboa Investments of record in Instrument No 20250806-0062357 Register's Office for Davidson County, Tennessee, dated August 1, 2025 and recorded on August 6, 2025

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1015 Stockell Street, Nashville, Tennessee 37207**

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

Karen Johnson Davidson County
Batch # 1306337 **DEEDWARR**
08/06/2025 09 32 33 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20250806-0062358

Witness my/our hand(s) this the 1 DAY OF AUGUST, 2025

McQuary Seboa Investments LLC

BY: _____
Wayne Seboa
Sole Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE SEBOA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER/MANAGER of MCQUARY SEBOA INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 1st of August, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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