BOX 10-A

(1)

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2025.

Notary Public

My commission expires:

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

Karen Johnson
Batch # 1321722
09/15/2025 10:14:46 AM
Fees: $13.00 Taxes: $1,850.00

Davidson County
DEEDWARR
2 pgs

20250915-0073272

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Z1, LLC and 51st Avenue, LLC	New Owner(s)	084-05-0-021.00
P. O. Box 159342		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT MYERS LANGFORD, TRUSTEE OF LETA LANGFORD REVOCABLE TRUST DATED MARCH 13, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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/THEIR HEIRS 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 Lot No. 5 on the Plan of Tiffany Terrace of record in Plat Book 2854, Page 59, 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 William C. Langford and wife, Leta Waddle Langford by Warranty Deed from T.J. Sterritt, d/b/a Globe Building and Realty Company of record in Book 3401, Page 389, Register's Office for Davidson County, Tennessee, dated June 18, 1962 and recorded on June 21, 1962.

Being the same property conveyed to S.L. Forsee, Raymond Hooper and Harry Rains, Trustees of the Belmont Assembly of God Church, and their successors in office by Warranty Deed from William C. Langford and wife, Leta Waddle Langford of record in Book 3674, Page 111, Register's Office for Davidson County, Tennessee, dated January 10, 1964 and recorded on January 10, 1964.

Being the same property conveyed to William C. Langford and wife, Leta Waddle Langford by Warranty Deed from S.L. Forsee, Harold Follis and Jack Shelton, Trustees of Belmont Assembly of God Church of record in Book 5391, Page 82, Register's Office for Davidson County, Tennessee, dated January 26, 1979 and recorded on January 31, 1979.

Being the same property conveyed to Robert Myers Langford, and their successors, as Trustee of the Leta Langford Revocable Trust by Quitclaim Deed from Leta Waddle Langford of record in Instrument No. 20210708-0092197 Register's Office for Davidson County, Tennessee, dated July 01, 2021 and recorded on July 08, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2607 Tiffany Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of September, 2025.

Leta Langford Revocable Trust dated March 13, 2024

By: _____

Robert Myers Langford, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Myers Langford, Trustee of Leta Langford Revocable Trust dated March 13, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY