WARRANTY DEED

Karen Johnson Davidson County
Batch# 1325877 DEEDWARR
09/23/2025 02:15:30 PM 4 pgs
Fees: $23.00 Taxes: $3,200.50
20250923-0075967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES: 5/20/29

(AFFIX SEAL)

ASHLEY ADAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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
Kimberly Dawn Sylvan and Johannes Bengtson Sylvan IV	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
6531 Marauder Dr.	408 Highway 76	102 03 0S 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	White House, TN 37188	
(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, **Z1, 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 **KIMBERLY DAWN SYLVAN AND JOHANNES BENGTSON SYLVAN IV, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 6531 and 6533 Marauder Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20241121-0090876, 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 a portion 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 Charles Edward Gossage, II, married and Lesa Gossage Cart, married, Heirs at Law of Billie Ruth Gossage of record in Instrument No. 20241121-0090875 Register's Office for Davidson County, Tennessee, dated November 19, 2024 and recorded on November 21, 2024

Being a part of the same property conveyed to Charles Edward Gossage and Wife, Billie Ruth Gossage, by Warranty Deed from J. Douglas Wright, Jr., and Wife, Joan Wright, of record in Book 4052, Page 616, in the Register's Office of Davidson County, Tennessee, dated August 26, 1966 and recorded on September 01, 1966. The said Charles Edward Gossage died on January 19, 2017, then Billie Ruth Gossage died March 01, 2024, intestate, devising subject property to Heirs at Law of Billie Ruth Gossage. Also See Affidavit of Heirship recorded in Instrument No. 20241121-0090873 and Instrument No. 20241121-0090874.

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.

This is improved x property, known as 6531 Marauder 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 16th day of September, 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 16th day of September, 2025.

Commission expires:

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

_____
Notary Public

Witness my hand this 16th day of September, 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 16th day of September, 2025.

Commission expires:

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

M.R. Schodroski
Notary Public

Certificate of Authenticity

I, Jameka Braden, 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 **9/16/25**.

Date

Jameka Braden

Affiant Signature

9/23/25

Date

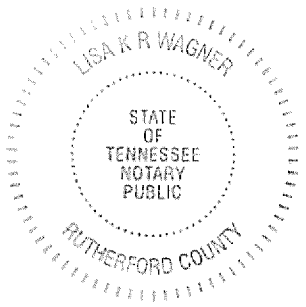
State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23rd** day of **September**, 2025.

Lisa K R Wagner

Notary's Signature



My Commission Expires: Oct. 21, 2028

Date

Notary's Seal (if on paper)