BOX 10-A

3rd

WARRANTY DEED

Karen Johnson
Batch # 1327790
09/29/2025 10 17 48 AM
Fees $13 00 Taxes $1,424 50

Davidson County
DEEDWARR
2 pgs

20250929-0077237

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF September, 2025

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES 3/3/2026

(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
Z1, LLC, and 51st Avenue, LLC	Same as Owner	
(NAME)	(NAME)	
P O Box 159342		102 04 0 189 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JEFFREY TODD GOODMAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 814 on the Plan of CHARLOTTE PARK, SECTION 22, as of record in Plat Book 3700, Pages 67 and 68, Register's Office for said County.

Said Lot No. 814 fronts 51.43 feet on the Southwesterly margin of Firestone Court and extends back 98.0 feet on the Northerly line and 177.0 feet on the Southeasterly line, to a broken line in the rear on which it measures a total of 197.6 feet.

Being the same property conveyed to Jeffrey Todd Goodman, by Executor's Deed from Jeffrey Todd Goodman, Executor of the Estate of Mary Louise Goodman, of record in Instrument No. 20210324-0038870, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020 and recorded on March 24, 2021.

Being the same property conveyed to Jeffrey Todd Goodman by Quitclaim Deed from Gary Thomas Goodman, of record in Instrument No. 20250929-0077235 **in the Register's Office of Davison County, Tennessee, dated September 23, 2025 and recorded on** Sept 29th, **2025.**

Being the same property conveyed to Jeffery Todd Goodman by Quitclaim Deed from Pamela Joan Goodman aka Pamela Goodman Hargis, of record in Instrument No. 20250929-0077236, **in the Register's Office of Davidson County, Tennessee, dated September 19th, 2025 and recorded on** Sept. 29th, **2025.**

The said Mary Louise Goodman is one and the same as Louise Goodman.

Being the same property conveyed to Thomas D. Goodman and wife, Louise Goodman, by Deed from Consolidated Developments, Inc., a Tennessee Corporation, of record in Book 4171, Page 359, in the Register's Office of Davidson County, Tennessee, dated August 31, 1967 and recorded on September 18, 1967. The said Thomas D. Goodman died on January 05, 1991, then Louise Goodman died February 12, 2019, testate, devising subject property to Heirs at Law of Mary Louise Goodman. See Probate Case No. 19P-1960 in the Probate Court of Davidson County, Tennessee. Mary Louise Goodman is one and the same as Louise Goodman. **Case No. 19P-1960

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 x
This is improved property, known as 6521 Firestone Ct, 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 25th day of Sept., 2025

X _____
JEFFREY TODD GOODMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Todd Goodman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 25th day of Sept., 2025.

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public