Karen Johnson
Batch # 1334779
10/16/2025 10:50:24 AM
Fees: $13.00 Taxes: $1,924.00
Davidson County
DEEDWARR
2 pgs
20251016-0082368

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, greater, for this transfer is **$520,000.00**. **Affiant** Subscribed and sworn to before me, this **8th day of October, 2025**. **Notary Public** **My commission expires:** 3/3/2026

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Z1, LLC and 51 St Avenue, LLC **2308 Eastland Avenue** **Nashville, TN 37206**	PO Box 159342 Nashville TN 37215	**083-07-0-310.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **John Lawrence Cater, III and wife, Yvette Elizabeth Cater**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Z 1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 on the Plan of Eastland Acres, Section 1 as of record in Book 2133, Page 103, Register's Office of Williamson County, Tennessee.

Being the same property conveyed to John Lawrence Cater III and wife, Yvette Elizabeth Cater by Warranty Deed from Joseph W. Winters Jr. and wife, Mabel J. Winters of record in Book 9077, Page 600, Register's Office for Davidson County, Tennessee, dated September 07, 1993 and recorded on September 13, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **2308 Eastland Avenue, Nashville, TN 37206**.

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 in 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/our hand(s) this **8th day of October, 2025.**

John Lawrence Cater III
John Lawrence Cater, 111

Yvette Elizabeth Cater
Yvette Elizabeth Cater

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of October, 2025, before me personally appeared John Lawrence Cater, 111 and Yvette Elizabeth Cater, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2025.

Jacqueline G Brown
Notary Signature
My commission expires: 11-3-25

