1st

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 30th DAY OF October, 2025

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

10-A

Karen Johnson
Batch # 1341484
11/03/2025 10 05 12 AM
Fees $13 00 Taxes $1,850 00

Davidson County
DEEDWARR
2 pgs

20251103-0087221

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
Z 1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company	Same as Owner	
(NAME) P O Box 159342	(NAME)	072 16 0 228 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **JOE L. WALL AND DEBORAH L. WALL, TRUSTEES FOR THE WALL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 12/20/2010**, 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, UNDIVIDED FIFTY PERCENT (50%) INTEREST AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, UNDIVIDED FIFTY PERCENT (50%) INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 4 on the Plan of DUGGER HEIGHTS, of record in Plat Book 1424, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to Joe L. Wall and Deborah L. Wall, Trustees for the Wall Family Revocable Living Trust Agreement dated December 20, 2010, by Quitclaim Deed from Joe L. Wall and H. Mike Suggs, of record in Instrument No. 20101230-0103937, in the Register's Office of Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

Being the same property conveyed to Joe L. Wall and Mike Suggs, by Warranty Deed from Gary Land Goodwin and wife, Pamela Kay Roy Goodwin, of record in Book 6811, Page 776, in the Register's Office of Davidson County, Tennessee, dated March 21, 1986 and recorded on March 25, 1986.

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
This is improved x property, known as 1520 Corder Drive, Nashville, TN 37206
(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 successors and assigns forever, and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 GRANTORS do further covenant and bind ourselves, our successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 28th day of October, 2025

The Wall Family Revocable Living Trust Agreement Dated 12/20/2010

BY Joe L. Wall
Joe L Wall, Trustee

BY Deborah L Wall
Deborah L Wall, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Joe L Wall and Deborah L Wall with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees for the Wall Family Revocable Living Trust Agreement dated 12/20/2010, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust

Witness my hand and official seal this 28th day of October, 2025

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public