Docusign Envelope ID: B6DD4D8B-88B9-49DB-B520-12B9874D0296

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342308 DEEDWARR
11/05/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $4,754.50
20251105-0088304

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38907

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF Nov, 20 25.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 2, 2029

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
Geoffrey Patterson and Anne Claire Patterson	Anne Claire Patterson	
(NAME)	(NAME)	
518 S. 13th Street	518 S 13th Street	094 01 0 026.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37209	
(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, WE, **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 **GEOFFREY PATTERSON AND ANNE CLAIRE PATTERSON, husband and wife,** 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:

Being Lot No. 68 on the Map of PAYNE, BLAKEMORE AND CUMMING'S ADDITION TO NASHVILLE, as of record in Plat Book 57, Page 70, Register's Office for said County, described according to a loan survey by T.R Sanford, dated March 2, 1962, as follows.

Said Lot No 68 fronts 50 feet on the Westerly side of South Thirteenth Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Z 1, LLC, a Tennessee Limited Liability Company, and 51st Avenue, LLC, a Tennessee Limited Liability Company by Warranty Deed from Frances H. Brooks, Widow of record in Instrument No. 20250319-0019457, in the Register's Office of Davidson County, Tennessee, dated March 14, 2025 and recorded on March 19, 2025.

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 518 South 13th St, 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 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 30th day of October, 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 30th day of October, 2025.

Commission expires:

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

_____
Notary Public

Witness my hand this 30th day of October, 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 30th day of October, 2025.

Commission expires:

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

_____
Notary Public

MO2025-1272

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/30/25 (date of document).

Affiant Signature

11/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

