BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1355379
12/08/2025 02 37 05 PM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20251208-0097620

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 $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF December, 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
Z 1, LLC, a Tennessee limited liability company and 51st Avenue, LLC, A Tennessee limited liability company	Z 1, LLC, a Tennessee limited liability company and 51st Avenue, LLC, A Tennessee Limited liability company	
(NAME) P O Box 159342	(NAME) PO Box 159342	090 15 0 123 00
(ADDRESS) Nashville, TN 37215	(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, **LINDA VANCE BRYSON, MARRIED**, 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. 316 on the Plan of CHARLOTTE PARK, SECTION ELEVEN, as of record in Plat Book 2900, Pages 79 and 80.

Said Lot No. 316 fronts 75 feet on the South side of River Rouge Drive and runs back 159 feet on the Westerly line and 154.4 feet on the Easterly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Jerry L. Vance and wife, Linda B. Vance, by Warranty Deed from Paul D. DeGraffenreid and wife, Shirley Harper DeGraffenreid, of record in Book 4751, Page 325, in the Register's Office of Davidson County, Tennessee, dated September 28, 1973, and recorded on October 01, 1973. The said Jerry L. Vance died on July 22, 2017, leaving Linda B. Vance as surviving tenant by the entirety. Linda B. Vance is now known as Linda Vance Bryson

The Grantor married Joe Robert Bryson on December 14, 2024. This property was never their marital residence.

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 541 River Rouge 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 1st day of December, 2025

Linda Vance Bryson
LINDA VANCE BRYSON

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 Linda Vance Bryson, 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 1st day of December, 2025

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public