Karen Johnson
Batch # 1387186
03/02/2026 03:32:03 PM
Fees: $18.00 Taxes: $3,696.30

Davidson County
DEEDWARR
3 pgs

20260302-0016307

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,000.00 Alexander Brewer Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF Feb, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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
Alexander Brewer and Hannah Brewer	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
1037 A Mitchell Rd	3940 N. Ravenswood Ave #241	083 08 0 202.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60613	
(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, **Z 1, 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 **ALEXANDER BREWER AND HANNAH BREWER, 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:

Land in Davidson County, Tennessee, being Unit No. A of HOMES AT 1037 MITCHELL ROAD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1037 MITCHELL ROAD, a Horizontal Property Regime, of record in Instrument No. 20250520-0039626, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of 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 Randy Dean Randalls, An Unmarried Man, of record in Instrument No. 20250520-0039625, in the Register's Office of Davidson County, Tennessee, dated May 12, 2025, and recorded on May 20, 2025.

Being a part of the same property conveyed to Randy Dean Randalls from Michael J. Philbin Trustee and also conveyed from Randy Dean Randalls, Daniel Randalls, Julie Randalls Carter and Stephanie Gibson as the sole heirs at law of Carolyn June Randalls, of record in Instrument No. 20101229-0103381, in the Register's Office of Davidson County, Tennessee, dated December 29, 2010 and recorded on December 29, 2010.

Witness my hand this _____ day of _____, 20____

51ST AVENUE, LLC,
A TENNESSEE LIMITED LIABILITYY 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 Ave, 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 27th day of February, 2026.

Commission expires: 3/3/2024

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

M. R. Schodroski
Notary Public

Being a part of the same property conveyed to Alonzo Randalls, Jr. and wife, Carolyn June Randalls, by Deed from Tommy A. Kittrell and wife, Eloise F. Kittrell, of record in Book 2926, Page 303, in the Register's Office of Davidson County, Tennessee, dated July 14, 1959, and recorded on July 22, 1959. The said Alonzo Randalls Jr. died on February 19, 1993, and then Carolyn June Randalls died on June 26, 2010, also see the Affidavit as to Heirs recorded in Instrument No. 20250520-0039624, in the Register's Office of Davidson County, Tennessee.

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 1037 A Mitchell Rd, 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 27th day of February, 2026

Z 1, LLC,
A TENNESSEE LIMITED LIABILITYY 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 Z 1, 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 27th day of February, 2026

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

Commission expires:
3/3/2026

M.R. Schodroski
Notary Public