Karen Johnson
Batch # 1389287
03/06/2026 09:58:23 AM
Fees: $13.00 Taxes: $1,887.37
20260306-0018060

Davidson County
DEEDWARR
2 pgs

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$510,101.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Z 1, LLC & 51ST AVENUE LLC	**SAME**	**091-07-0-025.00**
(NAME) **P. O. BOX 159342**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, ROGER DUGGER, AND WIFE, TERESA ANN DUGGER,** 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 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(s) 1302 and 1304 of Block 35, as shown on the map entitled Plan No. 2 of West Nashville, of record as Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1302 fronts 35 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines with the westerly margin of 54th Avenue North, formerly 13th Street, 150 feet to an alley.

Said Lot No. 1304 fronts 25 feet on the southerly side of Pennsylvania Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ROGER DUGGER AND WIFE, TERESA ANN DUGGER, by deed from GARRY STEVEN PHILLIPS A/K/A GARY STEVEN PHILLIPS, SHARON ELAINE FORTNER, SHEILA GALE UPCHURCH, RICKY LYNN PHILLIPS, A/K/A RICKEY LYNN PHILLIPS, TERESA ANN DUGGER AND FRANK ALAN PHILLIPS, of record as Instrument No. 20110906-0068958, dated September 6, 2011, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Page 172, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **5401 PENNSYLVANIA AVE., 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 our hands this 26th day of February, 2026.

ROGER DUGGER

TERESA ANN DUGGER

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 **Roger Dugger and Teresa Ann Dugger,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of February, 2026.

My commission expires: **MARCH 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public