WARRANTY DEED

Karen Johnson Davidson County
Batch # 1395354 DEEDWARR
03/20/2026 10:00:59 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20260320-0022273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/5/2029

(AFFIX SEAL)

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

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
Z1, LLC,a Tennessee limited liability company and 51st Avenue, LLC, a Tennessee limited liability company	NEW OWNER	
(NAME)	(NAME)	160 03 0 021.00
PO Box 159342		
(ADDRESS)	(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, I/ WE, **STEPHEN C. BICKEL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Z1, 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. 72 on the Plan of HAILEYWOOD ESTATES, SECTION IV, as of record in Book 2330, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 105.6 feet on the North side of Oakley Drive and extends back between lines 182.5 feet on the East line and 110.9 feet on the West line to a dead line in the rear on which it measures 121 feet.

Being the same property conveyed to James D. Bickel and wife, ArLette B. Bickel, by Warranty Deed from Mrs. Marjorie Sandidge Bittinger, of record in Book 4010, Page 87, in the Register's Office for Davidson County, Tennessee, dated April 18, 1966 and recorded on April 26, 1966. The said ArLette B. Bickel died on December 20, 2007, leaving James D. Bickel as surviving tenant by the entirety. James D. Bickel died on November 5, 2023, Estate Probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 23P2236.

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 602 Oakley Drive, Nashville, TN 37220
(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 19th day of March, 2026

x Stephen C. Bickel

STEPHEN C. BICKEL

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 Stephen C. Bickel, 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 19 day of March, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2025-1581