2nd

BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $527,001.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/22/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9·16·2029

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 4942-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Z 1, LLC and 51st Avenue, LLC	Z1, LLC & 51st AVE	147-05-0-137.00
5000 Marchant Drive	PO Box 159342	
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michaela Ann Cieri, a single woman

HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), 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, being Lot No. 110 on the Plan of Crievewood Subdivision, as of record in Book 2331, Page 99, in the Register's Office for said County.

Said Lot 110 being a corner lot has frontages of 121.1 feet on the northeasterly side of Marchant Drive and 147.5 fee on the southeasterly side of Randall Drive connected by a 25-foot radius curve line 39.27 feet long and said lot runs back 146.4 feet on the northeasterly line and 172.8 feet on the southeasterly line to a point at the rear.

Being the same property conveyed to Johnny L. Patton, unmarried, by Warranty Deed from Robert C. Rowland and wife, Florence R. Rowland dated February 6, 1976 and recorded February 12, 1976 in Book 4996, Page 435, Register's Office of Davidson County, Tennessee.

Johnny L. Patton, having died on March 4, 1989, his interest in said property being devised to Alice Faye Patton by Last Will and Testament of record in Book 7818, Page 195, Register's Office for Davidson County, Tennessee. Said Last Will and Testament having not been submitted for probate, Alice Faye Patton being the sole heir at law of Johnny L. Patton, as shown in Affidavit of Heirship of record in Instrument No. 20260427-0036406, Register's for Davidson County, Tennessee.

Alice Faye Patton, having died on October 3, 2023, her interest in said property being devised to Michaela Ann Cieri by Last Will and Testament as shown in Case No. 23P-2301, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. Also see Affidavit of Heirship in Instrument No. 20250311-0018468, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson Davidson County
Batch # 1411810 DEEDWARR
04/27/2026 01:20:28 PM 3 pgs
Fees: $18.00 Taxes: $1,949.90

20260427-0036407

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5000 Marchant Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 22, 2026

Michaela Ann Cieri

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michaela Ann Cieri, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 22, 2026.

Notary Public

My Commission Expires: 9·16·2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 4942-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027