WARRANTY DEED

Karen Johnson
Batch # 1415180
05/04/2026 10:40:02 AM
Fees: $18.00 Taxes: $1,572.50
Davidson County
DEEDWARR
3 pgs
20260504-0039397

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF April, 2026

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 02/03/2030
(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
Sierra Lynn Migneault Wallis and William Wallis III	Sierra Lynn Migneault Wallis and William Wallis III	
(NAME) 3702 Ackerman Court (Unit A)	(NAME) 313 Fairlane Drive	118 13 0 041.00 (PARENT)
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37211	
(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, WE, **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 **WILLIAM WALLIS, III AND SIERRA LYNN MIGNEAULT WALLIS, 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 A of HOMES AT 3702 and 3704 ACKERMAN COURT, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at HOMES AT 3702 and 3704 ACKERMAN COURT a Horizontal Property Regime with Private Elements, of record as Instrument No. 20260430-0038277, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT HOMES AT 3702 and 3704 ACKERMAN COURT a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20260430-0038277, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Dale Gerard Thompson and Lauralee Thompson, husband and wife, by Warranty Deed from Julia Haughton Baldridge, Trustee, and Roland Keith Baldridge, Trustee of The Knj Baldridge Revocable Living Trust, of record in Instrument No. 20220701-0076904, in the Register's Office of Davidson County, Tennessee, dated June 20, 2022, and recorded on July 01, 2022.

Being 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 Dale Gerard Thompson and Lauralee Thompson, husband and wife, of record in Instrument No. 20260429-0037973, in the Register's Office of Davidson County, Tennessee, dated April 27, 2026, and recorded on April 29, 2026.

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 3702 Ackerman Court Unit A, Nashville, TN 37204
(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 April, 2026

Z 1, LLC,
a Tennessee Limited Liability 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 Tennessee 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 April, 2026.

Commission expires:

M. R. Schodroski
Notary Public

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

Witness my hand this 27 day of April, 2026

51ST Avenue LLC,
a Tennessee Limited Liability 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 Avenue, 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 27 day of April, 2025.

Commission expires:

M.R. Schodroski
Notary Public

