WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415199 DEEDWARR
05/04/2026 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $3,289.30
20260504-0039427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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
Richard John Rowan and Alexandra Matthews	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	090 16 3J 001 00 CO
6101 Henry Ford Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **RICHARD JOHN ROWAN, SINGLE AND ALEXANDRA DIXIE STARR MATTHEWS, SINGLE, AS JOINT TENANTS WITH THE RIGHT OF SUVIVORSHIP**, 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 6101 AND 6103 HENRY FORD, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20250415-0028775 and as amended in Instrument No. 20260424-0034983, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 CEO Wealth Investments, LLC, A Missouri Limited Liability Company, of record Instrument No. 20250326-0022549, in the Register's Office for Davidson County, Tennessee, dated March 19, 2025, and recorded on March 26, 2025.

Being a part of the same property conveyed to CEO Wealth Investments, LLC, A Missouri Limited Liability Company, by Warranty Deed from Ronald Throneberry, unmarried, of record Instrument No. 20250324-0021936, in the Register's Office for Davidson County, Tennessee, dated March 19, 2025, and recorded on March 24, 2025.

Being a part of the same property conveyed to Bobbie Sue Throneberry, by Deed from Maurice Lamar Throneberry, of record in Book 6535, Page 214, in the Register's Office for Davidson County, Tennessee, dated March 19, 1985, and recorded on April 17, 1985. The said Bobbie Sue Throneberry died on March 21, 2020. Also see Affidavit of Heirship recorded in Instrument Nos. 20200707-0073038 and 20200707-0073039, in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Maurice Lamar Throneberry and wife, Bobbie Sue Throneberry, by Warranty Deed from Glen V. Matlock and Dolley Marie Matlock Horton, of record in Book 4702, Page 6, in the Register's Office for Davidson County, Tennessee, dated April 26, 1973, and recorded on April 27, 1973.

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 6101 Henry Ford Dr, 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 my hand this 30th 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 30th day of April, 2026.

Commission expires:

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

M. R. Schodroski
Notary Public

Witness my hand this 30th day of April, 2026

51ST Avenue LLC,
a Tennessee Limited Liability Company

BY: _____
Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

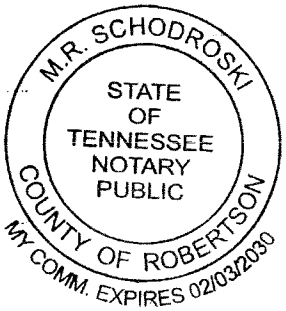
Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of 51st Avenue, LLC the within named 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 30th day of April, 2026.

Commission expires:

M. R. Schodroski

Notary
Public



RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 30, 2026..

Affiant Signature

May 1, 2026.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

1st day of May, 2026..

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028