RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1425481 DEEDWARR
05/27/2026 11:11:21 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20260527-0048040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

**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 |
|---|---|---|
| Z 1, LLC, a Tennessee Limited Liability Company, and 51st Avenue LLC, a Tennessee Limited Liability Company | New Owner | |
| (NAME) | (NAME) | 132 09 0 030.00 |
| 941 Glendale Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (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, **AUBREY B. HARWELL, JR., TRUSTEE OF THE 941 GLENDALE LANE LAND TRUST AGREEMENT A/U/D JUNE 5, 2019**, 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 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. 1 on the MAP SHOWING SUBDIVISION OF LOTS 27-28-36-37-38-39-40-41-42-43 AND PART OF LOTS 35 & 44 IN OAKHILL SUBDIVISION NO. 1 of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Aubrey B. Harwell, Jr. Trustee of the 941 Glendale Lane Land Trust Agreement A/U/D June 5, 2019, by Warranty Deed from Elza A. Smith Trustee of the Elza A. Smith Revocable Trust dated May 11, 2015, of record in Instrument No. 20190606-0054299, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019, and recorded on June 06, 2019.**

**This instrument is executed by the signature of Stephen C. Sexton as Attorney- in- Fact for Aubrey B. Harwell, Jr., Trustee, which Power of Attorney is recorded in Instrument No. 20260527-0048039, Register's Office for Davidson County, Tennessee.**

**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 941 Glendale Lane, 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 26th day of May, 2026

941 Glendale Lane Land Trust Agreement A/U/D June 5, 2019

BY: Aubrey B. Harwell Jr, Trustee by Stephen C Sexton Atty in Fact
Aubrey B. Harwell, Jr., Trustee by
Stephen C. Sexton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26 day of May, 2026, before me, personally appeared Stephen C. Sexton, to me known to be the person who executed the forgoing instrument on behalf of Aubrey B. Harwell, Jr., Trustee and acknowledged that he executed the same as the free act and deed of Aubrey B. Harwell Jr., Trustee

Witness my hand and official seal this 26 day of May, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public