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BOOK 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654797** Karen Johnson Davidson County Batch # 1449687 DEEDWARR 07/21/2026 09:55:25 AM 2 pgs Fees: $13.00 Taxes: $4,625.00 20260721-0065744	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2026. M.R. Schodrosk Notary Public My Commission Expires: 02/03/2030 M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

WARRANTY DEED

Address New Owner: Z1, LLC and 51st Ave, LLC 4200 Farrar Avenue Nashville TN 37215	Send Tax Bills To: New Owner PO Box 159342 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 131-02-0-186.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David B. Mesner a/k/a David Bryant Mesner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Z 1, LLC, a Tennessee Limited Liability Company and 51st Avenue LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District being Lot #1 of Block 4 on the plan of OVERTON HILLS, as of record in Book 843, Page 66, Register's Office of Davidson County, Tennessee.

Said Lot No. 1 of Block fronts 150 feet on the easterly side of Farrar Avenue and runs back 150 feet on the southerly line and 223 on the northerly line with the southerly margin of Overton Drive to a dead line, measuring 155 feet.

Being the same property conveyed to Martha A. Riegel and Margaret L. Riegel, by Quit Claim Deed from Elizabeth R. Mesner and William C. Mesner, of record in Book 7805, Page 980, in the Register's Office of Davidson County, Tennessee, dated March 29, 1989, and recorded on March 31, 1989.

The said Martha A. Riegel died on January 3, 2001 (Davidson County Probate Court Docket No. 01P1685), leaving her one-half undivided interest in the subject property to a testamentary trust naming her sister, Margaret L. Riegel, as the income beneficiary and her nephew, William Clarence Mesner III, who predeceased her on February 19, 1987, as the remainderman. William Clarence Mesner III left his only child, David Bryant Mesner, as his sole heir according to probate records for Martha A. Riegel. Margaret L. Riegel died intestate on August 29, 2025 (Davidson County Probate Court Docket No. 25P2057), leaving her great-nephew, David Bryant Mesner, as her sole devisee and heir at law for the remaining one-half undivided interest in the subject property. Accordingly, all right, title, and interest in the subject property is now vested in David Bryant Mesner.

Being the same property conveyed to David Bryant Mesner, married, by Administrator's Deed from David B. Mesner, as administrator of the Estate of Margaret L. Riegel, deceased, and individually, as the sole remainderman devisee of the testamentary trust of the Estate of Martha A. Riegel, deceased, of record in Instrument No. 20251119-0092413, in the Register's Office of Davidson County, Tennessee, dated November 19, 2025, and recorded on November 19, 2025.

Being the same property conveyed to David Bryant Mesner by Trustee's Deed from Regions Bank, Successor in Interest, Trustee of the Margaret L. Riegel Testamentary Trust of record in Instrument No. 20260721-0065743, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-02-0-186.00.

Matters shown on the Plan of record in Plat Book 843, page 66, said Register's Office.

This is improved property located at 4200 Farrar Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of July, 2026.

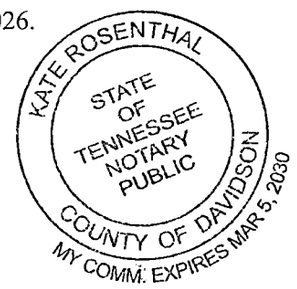
David B. Mesner a/k/a David Bryant Mesner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David B. Mesner a/k/a David Bryant Mesner, 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, at office, this 17th day of July, 2026.

Notary Public



My Commission Expires: _____