BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1453198 DEEDWARR
08/03/2026 11:23:01 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20260803-0071120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10-22-2029

(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
Z 1, LLC, a Tennessee Limited Liability Company and 51st Avenue, LLC, a Tennessee Limited Liability Company	Same as Owners	
(NAME) 303 Edith Ave	(NAME) PO Box 159342	071 11 0 077.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37215	
(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, **DOUGLAS E BETTY AND, WIFE LAURA R BETTY**, 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, ITS SUCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being the East 50 feet of the West 270 feet of Lot No. 3 on the Map of the SUBDIVISION OF LOT NO. 6 OF THE WILLIAM WHITE HEIRS, as of record in Plat Book 332, Page 78, Register's Office for said County.

Said part of said lot fronts 50 feet on the Northerly side of Edith Street, and runs back between parallel lines, 180 feet more or less to a dead line.

Being the same property conveyed to Douglas E. Betty and wife, Laura R. Betty, by Warranty Deed from Doug Betty and wife Shirley I. Betty, of record in Instrument No. 20070328-0036722, in the Register's Office of Davidson County, Tennessee, dated January 13, 2007, and recorded on March 28, 2007.

Being the same property conveyed to Doug Betty and wife, Shirley I. Betty, by Warranty Deed from Lois Edward Tidwell and wife, Edith Marie Tidwell, of record in Instrument No. 20061208-0151775, in the Register's Office of Davidson County, Tennessee, dated November 29, 2006, and recorded on December 08, 2006.

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 303 Edith Ave, Nashville, TN 37207
(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 28th day of July, 2022

DOUGLAS E BETTY

LAURA R BETTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas E. Betty and Laura R. Betty, the bargainor, 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 and official seal this 28th day of July, 2022.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2023

Notary Public