BOX 10-A

WARRANTY DEED

Karen Johnson — Davidson County
Batch # 1455800 — DEEDWARR
08/05/2026 10:09:00 AM — 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260805-0071942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

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 Newowner	
(NAME) 1005 Fairwin Ave	(NAME) PO Box 159342	072 09 0 257.00
(ADDRESS) Nashville, TN 37216	(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, **LONNIE KEVIN FAIRCHILD, MARRIED** 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:

Being Lot No. 19 on the Plan of the ESKRIDGE SUBDIVISION Of PART OF THE W. H. FRANKLIN PROPERTY, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 60 feet on the Northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line in the rear.

Being the same property conveyed to Lonnie Kevin Fairchild, by Executor's Quitclaim Deed from Lonnie Kevin Fairchild, Personal Representative of the Estate of William Robert Maupin, of record in Instrument No. 20231009-0079153, in the Register's Office of Davidson County, Tennessee, dated October 03, 2023 and recorded on October 09, 2023.

Being the same property conveyed to William R. Maupin, unmarried, by Warranty Deed from Clarence E. Banks and Jessie M. Banks, of record in Book 6596, Page 89, in the Register's Office of Davidson County, Tennessee, dated June 28, 1985 and recorded on July 01, 1985. The said William R. Maupin died on February 26, 2023 testate, devising subject property to Lonnie Kevin Fairchild. See Probate Case No. 23P597, In the Seventh Circuit Court of Davidson County, Tennessee.

This is unimproved land and not the principal residence of the grantor herein

This conveyance is subject to:

- **Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.**
- **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESKRIDGE SUBDIVISION Of PART OF THE W. H. FRANKLIN PROPERTY, as recorded in Plat Book 547, Page(s) 52.**

unimproved x
This is improved property, known as 1005 Fairwin Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

1st

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 3RD day of AUGUST, 20 26

Lonnie Kevin Fairchild
Signed with Stavvy

LONNIE KEVIN FAIRCHILD

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned electronic notary, a Notary Public of the State and County aforesaid, appeared via audio and video communication, Lonnie Kevin Fairchid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he has electronically executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 3RD day of AUGUST, 20 26 .

Commission expires: 1/22/2030

Charles D Lightsey
Signed with Stavvy

Notary Public

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the 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 8/4/20.

Date

Affiant Signature

8/4/20

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of August, 2020.

Notary's Signature

My Commission Expires: 10/4/27

Date

Notary's Seal (if on paper)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON