WARRANTY DEED

Karen Johnson Davidson County
Batch# 1467912 DEEDWARR
09/03/2026 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,884.63
20260903-0081922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,049,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF Aug, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CINDY CARNEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

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
Zoe Hernandez and Brandon Corey Weber	Primis Mortgage Company	
(NAME)	(NAME)	
1520A Corder Drive	5535 Currituck Drive Ste. 120	072 16 2R 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Wilmington, NC 28403	
(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, WE, **Z 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, UNDIVIDED FIFTY PERCENT (50%) INTEREST AND 51ST AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, UNDIVIDED FIFTY PERCENT (50%) INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZOE HERNANDEZ, AN UNMARIED WOMAN, AND BRANDON COREY WEBER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** , 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 1520 CORDER DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing for HOMES AT 1520 CORDER DRIVE, a Horizontal Property Regime, of record in Instrument No.20251103-0087222, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Z 1, LLC, a Tennessee limited liability company, undivided fifty percent (50%) interest and 51st Avenue, LLC, a Tennessee limited liability company, undivided fifty percent (50%) interest, as tenants in common, by Warranty Deed from Joe L. Wall and Deborah L. Wall, trustees for The Wall Family Revocable Living Trust, Agreement dated December 20, 2010, of record in Instrument No. 20251103-0087221, in the Register's Office of Davidson County, Tennessee, dated October 28, 2025, and recorded on November 03, 2025.

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 1520 A Corder Drive, Nashville, TN 37206
(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.

MO2026-1087

WITNESS MY HAND THIS 27th DAY OF August, 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 Z1, 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 27th DAY OF August, 2026.

COMMISSION EXPIRES:

MICHELLE OSBORNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5, 2029
COUNTY OF MACON

_____
NOTARY PUBLIC

WITNESS MY HAND THIS 27th DAY OF August, 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 27th DAY OF August, 2026.

COMMISSION EXPIRES:

MICHELLE OSBORNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 5, 2029
COUNTY OF MACON

_____
NOTARY PUBLIC

MO2026-1087

True Copy Certification

I, **Denise Woods,** 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 this the 27th day of August, 2026.

Denise Woods
Affiant Signature
Date 8-31-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027