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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1479015 DEEDWARR
10/01/2026 09:17:26 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20261001-0090426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

M.R. SCHOONOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
COMM. EXPIRES 02/03/2030

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	Z 1, LLC, a Tennessee limited liability company	
(NAME) PO Box 159342	(NAME) PO Box 159342	091 09 0 029.00
(ADDRESS) Nashville, TN 37215	(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, **PATRICIA ROBERSON AND EDGAR ROBERSON, WIFE AND HUSBAND**, 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, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly 73 feet of Lot No. 4 on Map of Resubdivision of Westover Subdivision, of Record in Book 421, Page 25, Register's Office for said County, said part of Lot Fronts 73 feet on the Northerly side of Robertson Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Pearcy N. Slack and wife, Lucille King Slack, by Installment Deed from S.L. Sartain and wife Betsy Sartain, of record in Book 1518, Page 96, in the Register's Office of Davidson County, Tennessee, dated September 10, 1947 and recorded on September 15, 1947 and Affidavit of Heirship recorded in Instrument No. 200005090047146 and Instrument No. 200005090047147, in the Register's Office of Davidson County, Tennessee, recorded on May 09, 2000.

Being the same property conveyed to Patricia Elaine Slack by final divorce decree from Harry King Slack, of record in Book 10579, Page 140, in the Register's Office of Davidson County, Tennessee, dated August 01, 1997 and recorded on August 01, 1997.

Being the same property conveyed to Patricia Roberson and Edgar Roberson, wife and husband, as tenants by the entirety, by Quitclaim Deed from Patricia Roberson F/K/A Patricia Elaine Slack, a married woman, joined in execution of her spouse Edgar Roberson, of record in Instrument No. 20190731-0075231, in the Register's Office of Davidson County, Tennessee, dated July 22, 2019 and recorded on July 31, 2019.

In the Chancery Court for Davidson County, Tennessee under Docket No. 25-0796-IV, Partition of the property was awarded to Grantors and the court approved the contract of the sale of the property to Grantees.

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 6020 Robertson Ave, Nashville, TN 37209
(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 September, 2026

Patricia Roberson

Edgar Roberson

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 Patricia Roberson and Edgar Roberson, 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 September, 2026.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/4/27

Notary Public