WARRANTY DEED

Karen Johnson Davidson County
Batch# 285507 **DEEDWARR**
09/13/2019 03:52:48 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190913-0093225

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-BLUE-19-01244-01246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sharon Investments Group	**New Owner**	
(NAME) **1205 Lincoln Road, Suite 215**	(NAME)	**105-04-0-161.00 AND 105-04-0-160.00**
(ADDRESS) **Miami Beach, FL 33139**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS KURTH, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON INVESTMENTS GROUP, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:
A certain tract of land located in the 14th Civil District of Davidson County, and located on the Easterly side of Thomas Street, and being the Northerly 1/2 of Lot No. 43 on the Plan of Trimble's Addition, a plan of which is of record in Book 57, Page 53, Register' s Office for said County.

Said Northerly 1/2 of Lot No. 43 fronts 25 feet on the Easterly side of Thomas Street and runs back 120 feet between parallel lines, to an alley.

Tract II
Being the Southerly half of Lot No. 43 in Trimble's Addition to Nashville, Tennessee, a plan of which is of record in Book 57, Page 53, Register' s Office for Davidson County, Tennessee, said Lot lying and being in the City of Nashville, as follows:

Said Southerly half of Lot No. 43 fronts twenty-five feet on the Easterly side of Thomas Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Marcus Kurth by Warranty Deed as of record in Instrument No. 20190913-0093223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1244 and 1246 Thomas St, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF SEPTEMBER, 2019.

Marcus Kurth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS KURTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212