Karen Johnson Davidson County
Batch# 398509 DEEDWARR
05/12/2020 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20200512-0049013

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $590,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of May, 2020.

Notary Public

(Notary Stamp)

My commission expires: 4-17-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sweet Concepts, LLC	Sweet Concepts, LLC	10401047300
423 St. Francis	1209 Bayberry Rd.	
Nashville, TN 37205	Pen Argyl, PA 18072	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Nashvillage, LLC, A Nevada Limited Liability Company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sweet Concepts, LLC, A New Jersey Limited Liability Company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 31 on the Plan of West End Park Terrace of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Nashvillage, LLC by Warranty deed from Ronald Shane Coin of record in Instrument No. 20181019-0103890 Register's Office for Davidson County, Tennessee, dated October 05, 2018 and recorded on October 19, 2018.

Being a portion of the same property conveyed to Nashvillage, LLC by Quit-Claim deed from Nashvillage, LLC of record in Instrument No. 20181205-0118624 Register's Office for Davidson County, Tennessee, dated November 23, 2018 and recorded on December 05, 2018.

This is improved property known as **423 St. Francis, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of May, 2020.

NASHVILLAGE, LLC, A Nevada Limited
Liability Company

Mehmet Sungur - Member

STATE OF New Jersey
COUNTY OF Essex

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mehmet Sungur, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Nashvillage, L.L.C., the within named bargainor, a Nevada limited liability company, and that Mehmet Sungur as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 5th day of May, 2020.

Notary Public
My Commission Expires: 02/08/2022

SERGENIA GARCON
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 50054543
MY COMMISSION EXPIRES 02/08/2022

SolomonParks File No. 20-000117-526

SP 11/2015

True Copy Certification

I, Gregory D. Vadner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF Tennessee)
COUNTY OF Sumner)

Personally appeared before me, Rebecca Dohoda, a Notary Public for this County, Gregory D. Vadner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-19-20

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County