BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 453656 **DEEDWARR**
08/10/2020 11:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,862.69

20200810-0088636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,430.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DYLAN FOSTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Rudy Mattheessen and Christina Linn Mattheessen	SAME	
(NAME)	(NAME)	133-2 403
3733 Flagler Avenue		
(ADDRESS)	(ADDRESS)	
Key West, FL 33040		
(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, **SHO HOLDINGS, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENT RUDY MATTHEESSEN AND CHRISTINA LINN MATTHEESSEN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Airdrie Subdivision "C", as of record in Book 547, Page 160, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to SHO Holdings, LLP by deed from Sarah Hayley Orrantia, of record in Instrument No. 20191216-0129497, Register's Office for Davidson County, Tennessee. SHO Holdings, LLP has been converted to SHO Holdings, LLC as shown on Certificate of Conversion attached hereto as Exhibit A.

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 3127 Kinross Avenue, Nashville, TN 37211
(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.

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

Witness my hand this 7th day of August, 2022

SHO HOLDINGS, LLC

BY: _____

DAN ORRANTIA, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Dan Orrantia, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Managing Member for SHO Holdings, LLC, the within named bargainer, a limited liability company, and that he as Managing Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal this 7th day of August, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public