WARRANTY DEED

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,000.00.

Affiant

Subscribed and sworn to me on 08/14/2020.

NOTARY PUBLIC

My Commission Expires: 9-18-2023

Karen Johnson Davidson County
Batch# 460577 DEEDWARR
08/20/2020 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20200820-0093973

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyle Herndon 423 Saint Francis Ave Nashville, TN 37205	New Owner	104 01 0 473.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sweet Concepts, LLC, a New Jersey Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kyle Herndon, single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, 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 the same property conveyed to Sweet Concepts, LLC, a New Jersey Limited Liability Company, by Warranty Deed from Nashvillage, LLC, a Nevada Limited Liability Company, of record in Instrument No. 20200512-0049013, in the Register's Office of Davidson County, Tennessee, dated May 05, 2020, and recorded on May 12, 2020.

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

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

Being part of the same property conveyed to James E. Collins and wife, Amanda F. Collins, by Warranty Deed from Henry Allen Mahanke, unmarried, of record in Instrument No. 20040806-0095237, in the Register's Office of Davidson County, Tennessee, dated July 27, 2004, and recorded on August 06, 2004.

This is improved property known as 423 Saint Francis Ave, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his/her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE, his/her successors 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 08/14/2020

Sweet Concepts, LLC
By: Mustafa Ozcan, Sole Member

STATE OF Pennsylvania
COUNTY OF Northampton

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Mustafa Ozcan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Sole Member of SWEET CONCEPTS, LLC, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for SWEET CONCEPTS, LLC, by himself as Sole Member.

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Witness my hand and official seal on 08/14/2020.

NOTARY PUBLIC

My Commission Expires: 06/17/2022

Commonwealth of Pennsylvania - Notary Seal
CHELSEY PERSAUD - Notary Public
Northampton County
My Commission Expires Jun 17, 2022
Commission Number 1334470

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY