Karen Johnson Davidson County
Batch# 481388 DEEDWARR
09/23/2020 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200923-0109163

WARRANTY DEED

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/20/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2020-7064-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Schuett Development, Inc.	SAME	82 08 0 142.00
(NAME)	(NAME)	
2715 Grandview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventeen Thousand And No/100 Dollars ($217,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DARYUS CHAMBERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOKOR PROPERTIES, A DELAWARE LIMITED LIABILITY COMPANY AND SCHUETT DEVELOPMENT, INC., A TENNESSEE CORPORATION**, 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. 148 of Block 2 on the Plan of F.O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 148 fronts 50 feet on the Easterly side of North 9th street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Daryus Chambers by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument Number 20200731-0084881, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 723 N 9th Street, Nashville, TN 37206
(House No.) (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 our hands this 14 day of September 2022.

Daryus Chambers

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of September 2022, before me personally appeared Daryus Chambers to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of September 2022.

Commission Expires: 6/20/24

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/26/24