WARRANTY DEED

Karen Johnson Davidson County
Batch# 551875 **DEEDWARR**
01/11/2021 12:02:26 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00

20210111-0004650

A-SB-GK-20-2206-2210-2214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Urbangate Development Group, LLC	**New Owner**	
(NAME)	(NAME)	
PO Box 431		**07105024200**
(ADDRESS)	(ADDRESS)	
Fremont, MI 49412		
(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, **JOSH HELLMER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **URBANGATE DEVELOPMENT GROUP, LLC,** 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:

Land in Davidson County, Tennessee, being Lot 1 on the Final Plat of Case No. 2020S-068-001, Minor Revision of Lot 4, 5, 6 Fourth Addition to Trinity Hills Village, Sect 1, and Parcel ID: 07105001800 of record in Instrument No. 20200812-0089754, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Moss Investments, a partnership, by Quitclaim Deed from C & N Lease & Rental Company, Inc., of record in Book 5494, Page 430, in the Register's Office for Davidson County, Tennessee, dated August 20, 1979, and recorded on September 6, 1979. Nina Moss and Cordell R. Moss were the partners of Moss Investments, a partnership. Cordell R. Moss died March 12, 2006, leaving all of his assets to Nina S. Moss by Will admitted to probate in Sumner County, Tennessee, Probate Case No. 2006P132. At that point, with only one surviving partner, the partnership was dissolved and Nina S. Moss, as the sole surviving partner, became the owner of the subject property.

Being part of the same property conveyed to Jea Wook Sim and wife, Helen Sim, by Warranty Deed from WBM Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20061204-0149083, in the Register's Office for Davidson County, Tennessee, dated November 16, 2006, and recorded on December 4, 2006.

Being part of the same property conveyed to Jea Wook Sim, married, by Warranty Deed from Jea Wook Sim and wife, Helen Sim, of record in Instrument No. 20120316-0022532, in the Register's Office for Davidson County, Tennessee, dated March 12, 2012, and recorded on March 16, 2012.

Being part of the same property conveyed to Jea Wook Sim and Hyun Bo Sim, as joint tenants with right of survivorship, by Quitclaim Deed from Jea Wook Sim, of record in Instrument No. 20150819-0083662, in the Register's Office for Davidson County, Tennessee, dated August 18, 2015, and recorded on August 19, 2015.

Being part of the same property conveyed to Josh Hellmer by Warranty Deed from Nina S. Moss, unmarried, of record in Instrument No. 20190306-0020639, in the Register's Office for Davidson County, Tennessee, dated March 4, 2019, and recorded on March 6, 2019.

Being part of the same property conveyed to Josh Hellmer, Married, by Warranty Deed from Jea Wook Sim, Married, of record in Instrument No. 20190514-0045004, in the Register's Office for Davidson County, Tennessee, dated May 10, 2019, and recorded on May 14, 2019.

Being the same property conveyed to Josh Hellmer by Quitclaim Deed from Jea Wook Sim and Hyun Bo Sim, of record in Instrument No. 20200826-0096768 and Corrective Quitclaim Deed in 20201222-0152566, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CASE NO. 2020S-068-001 MINOR REVISION OF LOT 4, 5, 6 FOURTH ADDITION TRINITY HILLS VILLAGE SEC. 1 AND PARCEL ID: 07105001800, as recorded in Instrument No. 20200812-0089754.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOURTH ADDITION, SECTION ONE, TRINITY HILLS VILLAGE, as recorded in Plat Book 4300, Page(s) 91.
- Easement for Right of Way, recorded in Book 10220, Page 422.
- Easement for Water Mains and Apurtenances, recorded in Book 10316, Page 561.
- That Lease of record in Instrument No. 20031008-0148989, as assigned in Instrument No. 20061204-0149084, portions of the leased property appearing to encroach upon the subject property.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2206, 2210, 2214 Monticello Drive, Nashville, Tennessee 37208**.

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 29th DAY OF DECEMBER, 2020.

Josh Hellmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH HELLMER, 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 29th of December, 2020.

Notary Public
My Commission Expires: 10/21/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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