Karen Johnson Davidson County
Batch# 597638 DEEDWARRSP
03/22/2021 02:33:30 PM 5 pgs
Fees: $28.00 Taxes: $7,640.50
20210322-0037756

SPECIAL WARRANTY DEED

FROM: Charlotte21, LLC

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Soko Properties, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Number:
Soko Properties, LLC Attn: Mary Ann Sokolowski 1893 Shamrock Drive Brentwood, Tennessee 37027	Same	Map 92-11, Parcel 319

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,065,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of March, 2021.

Notary Public

My Commission Expires: May 3, 2021

CHARLES PALMER PILLANS IV
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMM. EXP. MAY 3, 2021

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlotte21, LLC**, an Tennessee limited liability company (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Soko Properties, LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest as owner in that certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

This is improved property located at 346 21st Avenue North, Nashville, Davidson County, Tennessee 37203.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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, Seller has caused this Special Warranty Deed to be executed effective as of the 19th day of March, 2021.

SELLER: Charlotte21, LLC
a Tennessee limited liability company

By: _____
Robert J. Mendes, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert J. Mendes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Charlotte21, LLC, the within named bargainor, a limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and seal at office in Nashville, Tennessee, this 19th day of March, 2021.

_____
Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Dawnelle B. Smith
My Commission Expires
September 6, 2022
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 114, as shown on the map entitled part of Block 9 of Division "B" in the Plan of Murphy Land Company, of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point of intersection of the southerly margin of Charlotte Avenue, as widened, and westerly margin of an alley, said alley lying west of Arena Avenue; thence with the southerly margin of Charlotte Avenue, as widened westwardly, 114.6 feet to the beginning of a curve to the left; thence with said curve, having a radius of 25.0 feet, a distance of 46.2 feet to a point in the easterly margin of 21st Avenue, north; thence with the margin of same, southwardly 33.33 feet to a point; thence leaving said margin, eastwardly 170.0 feet to a point in the westerly margin of the aforesaid alley; thence with the margin of said alley, northwardly 18.85 feet to the point of beginning.

Being the same property conveyed to CHARLOTTE21, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DAVID F. CANNON AND TOBY G. CANNON, HUSBAND AND WIFE, of record in Instrument No. 20180108-0002070, dated January 5, 2018, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021 and future taxes, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Book 161, page 126, said Register's Office.

3. Easement Deed of record in Book 6714, page 786, said Register's Office.

True Copy Certification

I, Melissa Foster, do hereby make oath that I am 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 Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Melissa Foster, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY