BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 661453 DEEDWARR
06/22/2021 09:51:23 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20210622-0083814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF June 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires August 30, 2021

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
336 Edith Development, LLC	**SAME**	
(NAME) 1 Beaver Ridge court	(NAME)	071 11 0 085.00
(ADDRESS) Elgin, SC 29045	(ADDRESS)	
(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, I, **JONAH SCHOPFER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **336 EDITH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 part of Lot No. 2 on the Plan of The Ogden Property of record in Plan Book 1, Page 115 and 133, and being the Westerly 50 feet of Lot No. 1 on the survey of Part of said Lot No. 2 for W. West made by Z.J. Wilkinson, Surveyor, July 22, 1952 and described according to said survey as follows:

Beginning at a point on the Northerly margin of Edith Avenue, 401 feet Westerly from the Westerly margin of Lischey Avenue, thence with said Avenue Westerly 50 feet; thence North 5 degrees 45' East 167 feet to an iron pin in the Southerly line of Lot No. 3; thence with the line between Lots No. 1 and 3, South 80 degrees 30' East 50 feet; thence Southwardly 163 feet, more or less, to the beginning.

Being the same property conveyed to Jonah Schopfer, a single man, by Warranty Deed from Heritage House Designs, Inc, a Tennessee Corporation, of record in Instrument No. 20190822-0084278, Register's Office of Davidson County, Tennessee, dated August 16, 2019.

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 336 Edith Avenue, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

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 my hand this 15 day of June, 2021

JONAH SCHOPFER

STATE OF Florida
COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonah Schopfer, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15 day of June, 2021.

Commission expires: 04/07/2024

Notary Public

FLAMUR XHUDO
Notary Public, State of Florida
Commission# GG 976750
My comm. expires April 7, 2024