WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2021. Notary Public MY COMMISSION EXPIRES: 3/8/2022 (AFFIX SEAL)

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-833

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob Schifko	New Owner	105 01 4A 044.00
(NAME) 1008 11th Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **S-Squared Investments LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jacob Schifko, married** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit 44 of Archer at 12th Homes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160908-0094811, amended in Instrument Nos. 20161102-0115692 and 20161123-0123554, Register's Office for said County. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, are incorporated hereby reference and made a part of the same as though copied herein. Reference is hereby made to Revised Exhibit "D" to Amendment No. 2 of record in Instrument No. 20161123-0123554, for a more complete identification and description of said Unit.

Being the same property conveyed to S-Squared Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Archer Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180104-0001335, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018.

Karen Johnson Davidson County
Batch# 728027 **DEEDWARR**
09/30/2021 12:35:04 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00

20210930-0131705

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-HRE-21-1008

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions listed on **Exhibit A** attached hereto and incorporated herein (the "**Permitted Exceptions**").

This is property located at 1008 11th Avenue South, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22 day of September, 2021.

GRANTOR:

S -Squared Investments LLC,
a Tennessee Limited Liability Company

By: _____
Taral Patel, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Taral Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Member of S-Squared Investments, LLC, a Tennessee limited liability company, and being duly authorized, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of September, 2021.

_____
Notary Public

My Commission Expires: 3/8/2022



EXHIBIT A

PERMITTED EXCEPTIONS

1. Real Property Taxes and assessments for the year 2021 and subsequent years, a lien not yet due and payable.

2. All applicable zoning ordinances and building codes.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. T. Overtons Addition, as recorded in Plat Book 21, Page(s) 88, Register's Office, Davidson County, Tennessee.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EdgeVue, as recorded in Instrument No. 20150818-0082778, Register's Office, Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160908-0094811, as amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, Register's Office, Davidson County, Tennessee.

6. Easement for Gas Service Line or Fuel Line, recorded in Book 8255, Page 361, Register's Office, Davidson County, Tennessee.

7. Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20140411-0030695, Instrument No. 20140415-0031255, Instrument No. 20150306-0019503, Instrument No. 20150306-0019510, Instrument No. 20150717-0070114, and Instrument No. 20150717-0070159, Register's Office, Davidson County, Tennessee.

8. Easement recorded in Instrument No. 20150902-0089426, Register's Office, Davidson County, Tennessee.

9. Consent to Final Subdivision Plat of EdgeVue recorded on December 22, 2016, in Instrument No. 20161222-0134696, Register's Office, Davidson County, Tennessee.

10. Charter of Homeowner's Association of record in Instrument No. 20160805-0081524, Register's Office, Davidson County, Tennessee.