Karen Johnson Davidson County
Batch# 735494 DEEDWARR
10/13/2021 10:15:15 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20211013-0137505

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cliffton Property TN LLC
1809 Neal Terrace
Nashville, Tennessee 37208

SEND TAX BILL TO:
SAME AS OWNER

MORTGAGEE
Same
,

MAP 092
GROUP 10 0
PARCEL 092 10 0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sox Rentals, LLC., a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cliffton Property TN LLC.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 and the easterly half of Lot No. 23 on the Plan of I.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly Lot No. 23 front together 75 feet on the northerly side of Georgia, formerly Torbitt Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Sox Rentals LLC, by Quitclaim Deed from New Growth Properties LLC, dated September 15, 2021, and filed of record on September 9, 2021, in Instrument No. 20210920-0125755, said Register's Office.

Said property is transferred subject to the following matters:

1. 2022 taxes and subsequent years
2. Matters shown on the recorded plat of I.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 2810 Georgia Avenue, Nashville, Tennessee 37209.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Cliffton Property TN LLC.**, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey

it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 11th day of October, 2021.

Sox Rentals, LLC., a Tennessee Limited Liability Company

Eric Sox Member
By: Eric Sox, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Sox Rentals, LLC., a Tennessee Limited Liability Company,** the within named bargainor, a **Tennessee Limited Liability Company**, and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 11th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $330,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of October, 2021.

NOTARY PUBLIC My Commission Expires
My Commission Expires:
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY