Karen Johnson Davidson County
Batch# 757349 DEEDWARR
11/18/2021 08:34:43 AM 2 pgs
Fees: $13.00 Taxes: $1,867.39

20211118-0153444

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $504,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/10/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/09/24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4698

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jordan Bopp	new owner	082-08-0-142.00
723 North 9th Street		
Nashville, TN 37206		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sokor Properties, a Delaware limited liability company, and Schuett Development, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Bopp, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Lot No. 148 of Block 2 on the Plan of F.O. Beazley's McFerrin Addition to East Nashville of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 fronts 50 feet on the easterly side of North 9th street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sokor Properties, a Delaware limited liability company and Schuett Development Inc., a Tennessee corporation by Warranty deed from Daryus Chambers of record in Instrument No. 20200923-0109163 Register's Office for Davidson County, Tennessee, dated September 14, 2020 and recorded on September 23, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 723 North 9th Street Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November 10, 2021.

SOKOR PROPERITES, LLC

By: Johnny Kim

Its: Authorized Agent

SCHUETT DEVELOPMENT, INC.

By: Larry Wisniewski

Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson - CB

Before me, the undersigned, a Notary Public of said County and State, personally appeared Johnny Kim, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Sokor Properties, LLC, the within named bargainor, a Delaware limited liability company, and that he, as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this November 10, 2021.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson - CB

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Larry Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Schuett Development, Inc., a Tennessee corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this November 10, 2021.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2021-4698

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027