Karen Johnson Davidson County
Batch# 792611 DEEDWARR
01/19/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20220119-0007234

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 11 19 2025 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 2022

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

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

File No.: 2021-GTE-989

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hoo Vol, LLC		159 00 0 161.00
(NAME)	(NAME)	
28 Lynwood Lane	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37025		
(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, **John A. Sorace and Sharon Sorace, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Hoo Vol LLC, a Tennessee Limited Liability Company** (the "**Grantee(s)**"), their 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 Lot No. 12 on the Plan of Section Two, Bokor Heights, of record in Book 4300, Page 1, said Register's Office, described as follows:

Beginning at a point in the Easterly margin of Hillview Drive at the common front corner of Lots Nos. 11 and 12 of said subdivision; thence, South 84 deg. 29' East 370.23 feet to a point, the common rear corner of Lots Nos. 11, 12, 13 and 14 on said plan; thence along the line between said Lots Nos. 12 and 14 Northwardly 254.72 feet to a point in the Southerly margin of Hillview Drive; thence along the margin of Hillview Drive Southwestwardly around a curve to the point of beginning, a distance of 351.13 feet.

Being the same property conveyed to John A. Sorace and wife, Sharon R. Sorace, by Warranty Deed from David Pleace and wife, Shirley Pleace, of record in Book 7847, Page 550, in the Register's Office of Davidson County, Tennessee, dated November 14, 1988 and recorded on May 23, 1989.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 5622 Hillview Drive, Brentwood, TN 37027.

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(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) 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(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors 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 11th day of January, 2022.

GRANTOR:

John A. Sorace

John A. Sorace

Sharon Sorace

Sharon Sorace

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared John A. Sorace and Sharon Sorace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 11th day of January, 2022.

Sarah Ames

Notary Public

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/11/2022.

Affiant Signature

1/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/12/2022.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.23.23