Karen Johnson Davidson County
Batch# 829220 DEEDWARR
03/25/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220325-0034999

Warranty Deed

KAYLAN GILBERT TENNESSEE NOTARY PUBLIC My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Home Pros Cooperative, LLC Sweat Equity, LLC	New Owner(s)	082-03-0-103.00
2960 Sidco Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEANA CHERYL MITCHELL, TRUSTEE OF 2011 BOLTON COMMUNITY PROPERTY TRUST DATED JUNE 20, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME PROS COOPERATIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SWEAT EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 further described as follows:

Being Lot No. 143 on the Plan of Sharpe and Horn's Second Addition as of record Book 161, Page 53, in the Register's Office for Davidson County, Tennessee. Said Lot 143 fronts 50 feet on westerly side of North Second Street, and was basic between parallel lines, 145 feet to an alley.

Being the same property conveyed to Howard Glenn Bolton by Warranty deed from Jack N. Foster and wife, Jeanne T. Fost of record in Instrument No. 20031218-0180762 Register's Office for Davidson County, Tennessee, dated December 13, 2003 and recorded on December 18, 2003.

Being the same property conveyed to GBEC of Tennessee Inc by QuitClaim deed from Howard Glenn Bolton of record in Instrument No. 20031218-0180763 Register's Office for Davidson County, Tennessee, dated December 18, 2003 and recorded on December 18, 2003.

Being a portion of the same property conveyed to 2011 Bolton Community Property Trust by QuitClaim deed from GBEC of Tennessee, Inc of record in Instrument No. 20110623-0048256 Register's Office for Davidson County, Tennessee, dated June 20, 2011 and recorded on June 23, 2011.

Being also known as 1110 North 2nd Street Nashville, Tennessee 37207.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1110 North 2nd Street, Nashville, TN 37207, but 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.

The address of the herein described property is believed to be 1110 North 2nd Street, Nashville, TN 37207, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of March, 2022.

2011 Bolton Community Property Trust dated June 20, 2011

By: _____
Jeana Cheryl Mitchell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeana Cheryl Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of 2011 Bolton Community Property Trust dated June 20, 2011, a Tenessee Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said ~~company~~ trust for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2022.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

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 March 11th 2022.

Affiant Signature

3/16/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/16/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON