# WARRANTY DEED

Karen Johnson Davidson County
Batch# 830845 DEEDWARR
03/30/2022 08:53:58 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20220330-0036594

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$770,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patice Yee Green and John Christopher Green | New Owner | |
| (NAME) 3123 Kinross Avenue | (NAME) | 133-02-0-160.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SHO HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY F/K/A SHO HOLDINGS, LLP, A LIMITED LIABILITY PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN CHRISTOPHER GREEN AND PATICE YEE GREEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 70 on the Plan of Airdrie Subdivision "C" as of record in Plat Book 547, Page 160, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Sho Holdings, LLP by Quitclaim Deed from Sarah Hayley Orrantia, an unmarried man, of record in Instrument No. 20191209-0126698, Register's Office for Davidson County, Tennessee, dated December 6, 2019. Sho Holdings, LLP converted to a limited liability company on December 27, 2019 and is now known as Sho Holdings, LLC.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

This is improved x unimproved property, known as 3123 Kinross Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 is 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 this 28 day of March, 2022

SHO HOLDINGS, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Authorized Agent of SHO HOLDINGS, LLC, the within named bargainor, a limited liability company, and that he as Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 28th day of March, 2022.

Commission expires:
3/3/2026

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Kathy Snider
Notary Public