WARRANTY DEED

Karen Johnson Davidson County
Batch# 843177 DEEDWARR
04/20/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220420-0045819

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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
Julie Shin and Derek Scott Benitez	SAME AS NEW OWNER	
(NAME)	(NAME)	
912 Curdwood Blvd		061-10-0-169.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, WE, **SWEAT EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HOME PROS COOPERATIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE SHIN, AN UNMARRIED WOMAN AND DEREK SCOTT BENITEZ, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 1 on the Plan of Maplewood Manor Subdivision, Resubdivision of Lot No. 7, of record in Plat at Instrument No. 20210930-0131883, 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 a portion of the same property conveyed to Rhonda P. Corban, unmarried by Warranty Deed from Dixie C. Cline, unmarried of record in Instrument No. 20000915-0091865 Register's Office for Davidson County, Tennessee, dated September 11, 2000 and recorded on September 15, 2000.

Being a portion of the same property conveyed to Southernup, LLC a Tennessee limited liability company by Warranty Deed from Rhonda P. Corban, married of record in Instrument No. 20210601-0072855 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 01, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Southernup, LLC a Tennessee limited liability company of record in Instrument No. 20220113-0004815 Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 13, 2022.

Being the same property conveyed to Sweat Equity, LLC and Home Pros Cooperative, LLC a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20220127-0010119 Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 27, 2022.

Being also known as 912 Curdwood Blvd Nashville, Tennessee 37216.

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.

unimproved
This is improved x property, known as 912 Curdwood Blvd, Nashville, TN 37216
(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 11th day of April, 2022

SWEAT EQUITY, LLC

BY: _____

JOSH SWEAT, SOLE MEMBER

HOME PROS COOPERATIVE, LLC

BY: _____

STACY SWABY, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Josh Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Sweat Equity, LLC, and that he as such Sole Member of Sweat Equity, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Sweat Equity, LLC.

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

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Stacy Swaby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Home Pros Construction, LLC, and that he as such Sole Member of Home Pros Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Sole Member of Home Pros Construction, LLC.

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

Commission expires: 4/27/2025

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

True Copy Certification

I, **Kaz Arbogast,** 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 this the 11th day of April, 2022.

Affiant Signature
Date 04/11/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024