RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Sweat Equity, LLC, and Home Pros Cooperative LLC
216 Cherokee Road
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 850358 DEEDWARR
05/04/2022 01:14:35 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220504-0051709

Map & Parcel No: 08311004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie Jones, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sweat Equity, LLC, a Tennessee Limited Liability Company and Home Pros Cooperative, LLC LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 81, as shown on the map entitled Rolling Acres, of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leo Roy Jones, Jr. and Stephanie Jones by Quitclaim Deed from Leo Roy Jones, Jr. dated September 21st 2012 and recorded October 2nd 2012 of record in Instrument No. 20121002-0089471, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 522 Skyview Drive, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2022.

Stephanie Jones (SEAL)
Stephanie Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2022, before me personally appeared Stephanie Jones, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$400,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2022.

Notary Signature
My commission expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025