WARRANTY DEED

Karen Johnson Davidson County
Batch# 853216 DEEDWARR
05/10/2022 01:33:53 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220510-0053442

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(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
Morgan Rogers and Jesse Butschie	new owners	072-04-0
(NAME)	(NAME)	
1508 Norvel Ave.		078.00
(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 **MORGAN L. ROGERS AND JESSE T. BUTSCHIE, WIFE AND HUSBAND,** 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 Shadowlawn Subdivision of record in Plat Book 1130, Page 84, 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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Henry T. Bell and wife, Charmaine W. Bell, as tenants by the entirety of record in Instrument No. 20210527-0071912 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on May 27, 2021.

Being the same property conveyed to Home Pros Cooperative LLC, a Tennessee limited liability company, and Sweat Equity LLC, a Tennessee limited liability company by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20211222-0168979 Register's Office for Davidson County, Tennessee, dated December 08, 2021 and recorded on December 22, 2021.

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 property, known as 1508 Norvel Ave., 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ORE-22-1508

Witness my hand this 6th day of May, 2022

SWEAT EQUITY, LLC

BY: _____

JOSHUA C. SWEAT, MEMBER

HOME PROS COOPERATIVE, LLC

BY: _____

SHERI HENDEL, MANAGER

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 6th day of May, 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 Sheri Hendel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Manager of Home Pros Construction, LLC, and that she as such Manager of Home Pros Construction, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Manager of Home Pros Construction, LLC.

Witness my hand and official seal this 6th day of May, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public