Karen Johnson Davidson County
Batch# 858330 DEEDWARR
05/18/2022 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20220518-0057710

Shawna LaClef
Notary Public
State of Washington
Commission Number 200123
My Commission Expires
04/02/2026

STATE OF ~~TENNESSEE~~ Washington St.
COUNTY OF ~~Davidson~~ King St.

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2022.

Notary Public
My commission expires: 04.02.2026

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
UDraft Sports, LLC	**New Owner**	**093061M04600CO**
305 Seaboard Lane Ste 308		
Franklin, TN 37067		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kelvin Ka Wing Lo, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

UDraft Sports, LLC, a Tennessee Limited Liability Company

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 Unit No. 3303, of 505 High Rise Condominium, described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009 0099878, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the Units as set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Unit.

Being the same property conveyed to Kelvin Ka Wing Lo, married, by Warranty Deed from 505 Property, LLC, a Delaware limited liability company, dated August 30, 2019, of record in Instrument No. 20190904-0088975, in the Register's Office for Davidson County, Tennessee.
Subject property was never the sole primary residence of the Grantor's spouse, heirs, not assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 515 Church St, 3303, Nashville, TN 37129.

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 in 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.

_____ Date: 5/9/2022
Kelvin Ka Wing Lo

STATE OF Washington
COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Kelvin Ka Wing Lo, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2022.

Shawna LaClef
Notary Public
State of Washington
Commission Number 200123
My Commission Expires
04/02/2026

_____
NOTARY PUBLIC

My Commission Expires: 04.02.2026

ASSIGNMENT AND SUBSTITUTION AGREEMENT AND NOTICE
(Relinquished Property)

This Assignment Agreement dated 05/04/2022 is made by and between Kelvin Lo (Exchanger), UDraft Sports LLC (Buyer), and Benash Real Property Exchanges (Accommodator) and is based on the following recitals which are incorporated into the agreement:

A. Exchanger is presently the owner of certain real property which is subject to a Purchase and Sale Agreement (Purchase Agreement) between Buyer and Exchanger dated 04/23/2022. A copy of this Purchase Agreement and all addendum's is attached to this agreement.

B. Exchanger's intent is to convey this property to the Buyer as part of a non-simultaneous exchange of Like-kind Property. The Accommodator will serve as a qualified intermediary to facilitate this transaction.

C. Buyer agrees to cooperate in this exchange transaction by permitting the Accommodator to be substituted as the seller of the Relinquished Property.

Now, therefore, in consideration of the recitals above, and this Agreement, the Exchanger, Buyer, and Accommodator agree as follow:

1. Exchanger assigns to Accommodator all of Exchanger's rights under the Purchase Agreement. The Accommodator will be substituted for the Exchanger as the seller of the Relinquished Property.

2. All proceeds due the Exchanger upon transfer of Relinquished Property to the Buyer are irrevocably assigned to the Accommodator and shall be disbursed only as specified in the Exchange Agreement between Exchanger and Accommodator.

3. At closing, the Accommodator will cause the Relinquished Property to be directly conveyed from the Exchanger to the Buyer using the Escrow Agent agreed to by the Buyer and Accommodator.

4. Upon closing and transfer of Relinquished Property to the Buyer, all recourse for enforcement of the terms and conditions of transfer are between the Buyer and the Exchanger. The Exchanger agrees to indemnify and hold the Accommodator harmless with respect to any breach of any representations, warranties, obligations, or undertakings by Accommodator.

5. The Buyer and Exchanger agree their rights are against each other and should any litigation occur between parties to the Purchase Agreement, both the Exchanger and the Buyer agree the Accommodator will not be included as a defendant either as a single entity or by association with one of the other parties.

6. In the event of any legal proceedings by or against any party to interpret or enforce this agreement, the prevailing party will be entitled to recover reasonable attorney and expert witness fees as awarded by the court or arbitrator, to include fees on appeal.

7. This agreement may be executed in any number of counterparts with the same effect as if all parties signed the same document. This counterpart execution clause is intended to expedite the transaction.

BUYER
UDraft Sports LLC

EXCHANGER
Kelvin Lo

BENASH REAL PROPERTY EXCHANGES

By: Philip J. David 4May2022
Philip J. David
Certified Exchange Specialist

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 9, 2022.

Affiant Signature

05/09/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 9th day of May, 2022

Notary Public

Notary's Seal:

