WARRANTY DEED

Karen Johnson Davidson County
Batch# 900374 DEEDWARR
08/08/2022 11:24:59 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220808-0089944

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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
George Folickman		
(NAME)	NEW OWNER	072-15-4M-001.00-CO
1431 Porter Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **HOME PROS COOPERATIVE, LLC, A AND SWEAT EQUITY, LLC AND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE FOLICKMAN, MARRIED,** 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. 1 as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1431 and 1433 Porter Road, a Horizontal Property Regime with Private Elements (Exhibit B) filed of record in Instrument No. 20211112-0151080, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being a portion of the same property conveyed to Steve R. Petty by Warranty Deed from W.O. Henry, LLC of record in Instrument No. 20031121-0169869 Register's Office for Davidson County, Tennessee, dated November 20, 2003 and recorded on November 21, 2003.

Being a portion of the same property conveyed to APG Rentals, LLC by Warranty deed from Steve R. Petty, a married man of record in Instrument No. 20210617-0081903 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 17, 2021.

Being the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty deed from APG Rentals, LLC, A Missouri Limited Liability Company of record in Instrument No. 20211223-0169756 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 23, 2021.

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. 20220114-0005553 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 14, 2022.

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 1431 Porter Road, Nashville, TN 37206
(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 5th day of August, 2022

SWEAT EQUITY, LLC

BY: _____

JOSHUA C. SWEAT, MEMBER

HOME PROS COOPERATIVE, LLC

BY: _____

SHERI HENDEL, MANAGER

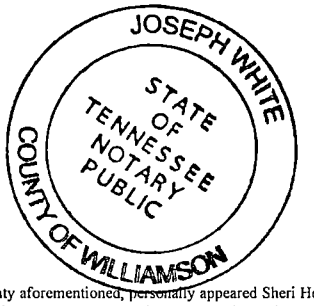
STATE OF TENNESSEE

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 5th day of August, 2022.

Commission expires: 4/27/2025



_____
Notary Public

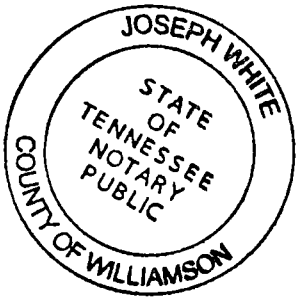
STATE OF TENNESSEE

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 5th day of August, 2022.

Commission expires: 4/27/2025



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Notary Public