BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 954392 **DEEDWARR**
12/22/2022 10:04:14 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20221222-0132031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$270,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF DECEMBER, 2022.

JOSEA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
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
Horatio Bros, LLC	Same as New Owner	
(NAME) 1900 Church Street #402	(NAME)	081-08-0-027.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, CADE SORRELLS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HORATIO BROS, LLC**, 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. 33 and the southerly 9 feet 11 inches of Lot No. 32 on the Plan of J.L. Valentino's Subdivision of Lot No. 1 in Woodard's Addition, of record in Book 57, Page 83, Register's Office for said County. Said Lot No. 33 and the southerly part of Lot No. 32 fronts together 29 feet 11 inches on the easterly side of 10th Avenue North, formerly Maple Street and run back 174 feet on the northerly line and 178 feet on the southerly line with the northerly margin of an alley to an alley in the rear, measuring 77 feet 11 inches on said rear line.

Being the same property conveyed to Cumberland Properties, LLC, a Tennessee Limited Liability Company, a one-half interest, by Special Warranty Deed from Peggy D. Mathes, Administrator for the Estate of Cecil Ward, deceased, of record in Instrument No. 20071105-0130170, Register's Office for Davidson County, Tennessee, dated November 1, 2007 and recorded on November 5, 2007.

Being the same property conveyed to Cumberland Properties, LLC, a Tennessee Limited Liability Company, a one-half interest, by Warranty Deed from Olivia Ward of record in Instrument No. 20190904-0089323, Register's Office for Davidson County, Tennessee, dated September 04, 2019 and recorded on September 04, 2019.

Being the same property conveyed to Cumberland Advisory Group, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Cumberland Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221103-0118701, Register's Office for Davidson County, Tennessee, dated February 11, 2022 and recorded on November 03, 2022.

Being the same property conveyed to the herein named Grantor by Warranty Deed of record in Instrument No. 20221222-0132029 **, Register's Office for Davidson County, Tennessee.**

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 1802 10th Ave N., Nashville, TN 37208
(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 21st day of December, 2021

CADE SORRELLS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cade Sorrells, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public