BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 958496 DEEDWARR
01/06/2023 08:53:17 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20230106-0001184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF JANUARY, 2023

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WALTER WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Fox Homes, LLC	Same as New Owner	
(NAME)	(NAME)	
2015 Greenwood Avenue		083-11-0-043.00
(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 AND SWEAT EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FOX HOMES, 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 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 reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sweat Equity, LLC, a Tennessee Limited Liability Company and Home Pros Cooperative, LLC by Warranty Deed from Stephanie Jones, unmarried of record in Instrument No. 20220504-0051709 Register's Office for Davidson County, Tennessee, dated May 2, 2022 and recorded on May 4, 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 522 Skyview Drive, 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 January, 2023

SWEAT EQUITY, LLC

BY: _____

JOSHUA C. SWEAT, MEMBER

HOME PROS COOPERATIVE, LLC

BY: _____

SHERI HENDEL, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joshua C. 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 January, 2023.

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 5th day of January, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public