Karen Johnson Davidson County
Batch# 959651 DEEDWARR
01/10/2023 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20230110-0002167

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF January, 20 23

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scioto Properties SP-16 LLC, an Ohio Limited Liability Company	new owner	
(NAME) 160 E Olentangy Street	(NAME)	150-03-0-434.00
(ADDRESS) Powell, OH 43065	(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, **Vault Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Scioto Properties SP-16 LLC, an Ohio Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 480 on the Plan of Section Ten, The Country of record in Book 6900, Page 394, Register's Office for said County.

Said Lot No. 480 fronts 81.41 feet on the Northerly margin of Shakertown Road and extends back 105.70 feet on the Westerly line and 131.20 feet on the Easterly line to a broken line in the rear measuring 109.61 feet thereon.

Being the same property conveyed to Vault Development, LLC by Warranty Deed dated _____ of record at Instrument No. 202301100002166 in said Register's Office, Tennessee. Gods Will Property Management, Inc by Warranty deed from Kwame Mensa Bonsu a/k/a Phillip Kwame Bonsu and wife, Jannet S. Murray of record in Instrument No. 20130422-0039924 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 22, 2013.

Theophilus Egubjor was the sole shareholder of Gods Will Property Management, Inc. and passed testate on August 1, 2022. His Last Will & Testament has been probated at Docket No 22PR-12636 in the Chancery Court for Williamson County, Tennessee. An Agreed Order was entered on November 15, 2022 granting Executor, Grace Egbujor, authority to execute all documents to complete the said of said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, 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 3416 Shakertown Rd, Antioch, TN 37013
(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, its successors 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 6th day of January, 2023

Vault Development, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Memorie White** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Agent of **Vault Development, LLC** the within named bargainer, and that he/she as such **Authorized Agent,** executed the foregoing instrument for the purposes therein contained, by signing the name of **Vault Development, LLC,** by himself/herself as **Authorized Agent.**

WITNESS my hand and official seal at office this 6 TH day of January, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 January 6, 2023.

Affiant Signature

1/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026