Karen Johnson Davidson County
Batch# 962782 DEEDWARR
01/20/2023 08:26:45 AM 3 pgs
Fees: $18.00 Taxes: $1,898.10
20230120-0004571

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $513,000.00 Affiant Subscribed and sworn to before me This 13th day of January, 2023. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Utah Holdings, LLC P.O. Box 90391 Nashville, TN 37209	**New Owner**	**103 03 0 084.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Vida Sobie, married** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Utah Holdings, LLC, a Tennessee Limited Liability Company,** (the "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Dickens Subdivision, of record in Book 3300, Page 24, Register's Office for said County.

Said Lot No. 6 which is a corner lot, fronts 111.2 feet on the northerly margin of Wyoming Avenue and fronts 46.2 feet on the easterly margin of 53rd Avenue North, said frontages being joined by a curve having a length of 31.3

feet and extends back 131 feet on the northerly line and 66 feet on the easterly line to a point of intersection.

Being the same property conveyed to Vida Sobie, married, by Warranty Deed from Leigh-Ann Mann f/k/a Leigh-Ann Hackett Higgins and husband, Nathan Mann, of record in Instrument No. 20061201-0148401, said Register's Office for Davidson County, Tennessee.

This real property is commonly known as 100 53rd Avenue N., Nashville, Tennessee 37209.

This is the same legal description found in the last deed of record.

This property is not the principal residence of the Grantor and never has been and her husband has never resided in said property.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Covenants as of record in Book 3401, Page 37, said Register's Office.
3. Subject to all matters on Plat Book 3300, Page 24, said Register's Office.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 13 day of January, 2023.

Grantor:

Vida Sobie

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 13 day of January, in the year 2023, before me the undersigned, personally appeared Vida Sobie, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 13 day of January, 2023.

William Altus Pryor
Notary Public

My Commission Expires:_____

