Karen Johnson Davidson County
Batch# 976588 DEEDWARR
03/03/2023 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230303-0015291

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (475,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF MARCH, 2023. Notary Public MY COMMISSION EXPIRES: 3/7/2023 (AFFIX SEAL)

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Checkerboard Properties (NAME)	**NEW OWNER** (NAME)	**072 06 0 190.00**
944 Main Street **Nashville, TN 37206** (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of March, 2023, the undersigned, **HARTERT PROPERTIES, LLC, A LIMITED LIABILITY COMPANY, (BEING ONE AND THE SAME ENTITY AS HARTERT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **CHECKERBOARD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1047 EAST TRINITY LANE, NASHVILLE, TN 37216** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 23, as shown on the map entitled Subdivision of Casper Zopfi's Place, of record in Book 332, page 167, as revised and corrected in Book 547, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Hartert Properties, LLC, a limited liability company, by deed from Myrtle Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20220609-0065936, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit and Certificate of Correction of record as Instrument No. 20230227-0013644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee.
2. Matters shown on the Plan of record in Book 332, page 167, Register's Office for Davidson County, Tennessee, as revised and corrected in Book 547, page 22, Register's Office for Davidson County, Tennessee.

3. Right of Way Agreement for Public Roads of record in Book 1681, page 99, Register's Office for Davidson County, Tennessee.
4. Right of Way Deed of record in Book 1727, page 604, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, page 199, Register's Office for Davidson County, Tennessee.
6. Permanent Easement and Right-of-Way for Street Purposes and Right of Entry for Temporary Construction Purposes of record in Book 8332, page 916, Register's Office for Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever; and I/we do covenant with the said GRANTEE that I/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 I/we do further covenant and bind myself/ourselves, my/our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of March, 2023.

HARTERT PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Joseph Neil Hartert III, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joseph Neil Hartert III** with who I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Representative for **Hartert Properties, LLC**, and as such, acknowledged that he is authorized to execute the foregoing instrument on behalf of **Hartert Properties, LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that he in such capacity as Authorized Representative executed the foregoing instrument for the purposes contained therein, by signing his name on behalf of the Limited Liability Company as Authorized Representative.

WITNESS my hand, at office, on this 2nd day of March, 2023.

_____ 3/7/2023
Notary Public My Commission Expires

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, William T. Smith, 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 March 2, 2023.

Affiant Signature

Date: 3/2/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2nd day of March, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

