WARRANTY DEED

Karen Johnson Davidson County
Batch# 985789 DEEDWARR
03/29/2023 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230329-0022708

BG-BMR-23-1077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/22/23
(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel S. Schor Revocable Trust dated March 10, 2020	**New Owner**	
(NAME) **1077 2nd Ave S**	(NAME)	**105-03-0-093.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREIG PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL S. SCHOR, TRUSTEE OF THE DANIEL S. SCHOR REVOCABLE TRUST DATED MARCH 10, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 34 feet of Lot No. 26 on the Plan of Paul's Elysian Grove Plan of Lots, as of record in Plat Book 1, Page 134, Chancery Court at Nashville.

Said Northerly part of Lot No. 26 fronts 34 feet on the Westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to Datum 9 Development LLC by Warranty Deed from Brian Hicks and Courtney Hicks, husband and wife, dated June 19, 2017 and recorded June 22, 2017 in Instrument No. 20170622-0062837, Register's Office of Davidson County, Tennessee.

Datum 9 Development, LLC N/K/A Greig Properties, LLC per the Certificate of Amendment to Certificate of Formation of Datum 9 Development, LLC as filed on July 13, 2021 in the Secretary of State for the state of Delaware.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 134, Chancery Court at Nashville.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1077 2nd Ave S, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF MARCH, 2023.

Greig Properties, LLC

BY:_____
William George Greig
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM GEORGE GREIG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of GREIG PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of March, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY
DAVIDSON COUNTY
PUBLIC
MY COMMISSION EXPIRES 1-3-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 27, 2023.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

