Karen Johnson Davidson County
Batch# 1002013 DEEDWARR
05/11/2023 09 31 05 AM 2 pgs
Fees $13 00 Taxes $2,775 00
20230511-0035119

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Elizabeth Marie Sze
Christopher Frederick Powers
1114 North 5th Street
Nashville, Tennessee 37207

SEND TAX BILL TO:
SoFi Lending Corp
2750 East Cottonwood Pkwy
Salt Lake City, Utah 84121

MAP 082
GROUP 03 0
PARCEL 514.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

CP TN 02 LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Elizabeth Marie Sze
And
Christopher Frederick Powers,
as tenants in common with rights of survivorship,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 and the Southerly 24 feet of Lot 59 on the Plan of Oakwood Park, of record in plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and the southerly part of Lot No. 59 front together 55 feet on the westerly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to CP TN 02 LLC, a Tennessee Limited Liability Company, by Warranty Deed from Emily Shaddox, a single woman, dated October 14, 2022 and filed of record October 28, 2022 in Instrument No. 20221028-0116721, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters·

1 2023 taxes and subsequent years
2 Matters shown on the recorded plat of Oakwood Park, of record in Book 421, Page 12, said Register's Office
3 Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **1114 North 5th Street, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Elizabeth Marie Sze and Christopher Frederick Powers, as tenant in common with rights of survivorship,** their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 10th day of May 2023.

CP TN 02 LLC, a Tennessee Limited Liability Company

By: Jack Urbano, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jack Urbano, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Jack Urbano, Member** of **CP TN 02 LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such Member.

WITNESS my hand and official seal at office this 10th day of May 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $750,000.00.

5/10/23
AFFIANT

Subscribed and sworn to before me on this 10th day of May 2023

NOTARY PUBLIC
My Commission Expires. 03.09.27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY