WARRANTY DEED

LAUREN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

File No AT-23-4344

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Unique Properties LLC and Acumen Properties LLC	new owner	
(NAME) 1209B South Dickerson Road	(NAME) 1231 S Dickerson Rd	033-00-0-299 00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(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, I/we, **Kathyrn Schlake, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Unique Properties LLC, a Tennessee Limited Liability Company and Acumen Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 2 on the Plan of Final Plat, Re-Subdivision of a Portion of Lot No. 5 on the Map of Eppy Cunningham Lands of record in Plat at Instrument No. 20180508-0044114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert J. Cross, a single man and Carleigh Webster, a single woman, as joint tenants in common with right of survivorship by Warranty Deed from Craig V. Smith and Eugene Edward Howard, III of record in Instrument No. 20180516-0046858, Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 16, 2018.

Being the same property conveyed to Kathyrn Schlake, unmarried woman by Warranty deed from Robert J. Cross and Carleigh Webster n/k/a Carleigh Cross, husband and wife of record in Instrument No. 20220923-0105774 Register's Office for Davidson County, Tennessee, dated September 22, 2022 and recorded on September 23, 2022.

This is property more commonly known as 1209B South Dickerson Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Karen Johnson Davidson County
Batch# 1010439 DEEDWARR
06/02/2023 10 03 49 AM 2 pgs
Fees $13 00 Taxes $1,850 00
20230602-0041737

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, 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 this 30th day of May, 2023

Kathyrn Schlake

STATE OF Illinois
COUNTY OF Kendall

On this 30th day of May, 2023, before me personally appeared Kathyrn Schlake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 30th day of May, 2023.

Notary Signature
My commission expires 3/10/24

D THOMAS THORNOCK
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 10, 2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # LR-EVP-23-1209B