Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119

WARRANTY DEED

Effective as of **7th day of July, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **FHWS, LLC, an Arizona Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Skyline Development LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 90B on the plan of Zone Lot Division of Lot 90 of Harris Addition to Edgefield, of record in Book 21, Page 100, as amended in Book 6200, Page 549, Register's Office for said County.

Said Lot No. 90B fronts 25.0 feet on the Westerly margin of North 2nd Street and extends back between parallel lines 146.0 feet to an alley in the rear.

Being the same property conveyed to FHWS, LLC by Deed of record in Instrument No. 20230717-0054758, in the Register's Office of Davidson County, Tennessee, dated _____ and recorded on 7/17/23.

Being the same property conveyed to William C. Coleman, by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8134, Page 251, in the Register's Office of Davidson County, Tennessee, dated June 15, 1990 and recorded on June 19, 1990.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this _____ day of July 2023

GRANTOR:

FHWS, LLC, an Arizona Limited Liability Company

By: _____
Dana Williams,
Its: Managing Member

STATE OF Arizona
COUNTY OF Maricopa

Before me, as notary public of the state and county mentioned, personally appeared Dana Williams, Managing Member of FHWS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of FHWS, LLC, the within named bargainor, a Limited Liability Company, and that such Dana Williams, Managing Member of FHWS, LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Scottsdale **, this** 6th **day of** July **, 2023.**

_____
Notary Signature
My commission expires: 03/09/2026

KELSEY LEWIS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 624677
Expires March 09, 2026

New Owner Name and Address to/ Mail tax bills to: Skyline Development LLC PO Box 111351 Nashville, TN 37222 **Property Address:** 522B North 2nd Street Nashville, TN 37207 Parcel I.D. Numbers: 082 07 0 544.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$185,925.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. _____ AFFIANT Subscribed and sworn to before me this 7 day of July, 2023 _____ NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 July 7th, 2023 (date of document).

Affiant Signature

July 17th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 17th day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025