Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3793

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner
JB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER JS GREATER, FOR THIS TRANSFER IS $1,225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of Septembei, 2023

Notary Public

Commission Expires 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
RTSON COUNTY

Karen Johnson Davidson County
Batch# 1053475 DEEDWARR
09/25/2023 10 02 46 AM 2 pgs
Fees $13 00 Taxes $4,532 50

20230925-0074981

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Cattini 621 Shady Lane Nashville, TN 37206	Mark Cattini 290 Warren Street Brookine, MA 02445	083-11-0-031

WARRANTY DEED

FOR AND IN 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,

Josh Sweat, an unmarried man and Stacy Swaby, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Cattini, a married man,

HEREINAFTER CALLED THE GRANTEES, 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 93 on the Plan of Rolling Acres Subdivision of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the propeity

Being the same property conveyed to James E Walker, Jr and wife, Beverly M. Walker by deed from Margaret C Pippin, unmarried, of record in Book 7456, Page 180, Register's Office for Davidson County, Tennessee, dated January 19, 1988 and recorded on January 26, 1988 The said Beverly M Walker died November 26, 2018, leaving her husband, James E Walker, Jr , as the surviving tenant by the entirety

Being the same property conveyed to James E. Walker, Jr and Mark Walker by Quitclaim Deed from James E Walker, Jr , of record in Instrument Number 20210524-0069973, Register's Office for Davidson County, Tennessee, dated May 17, 2021 and recorded on May 24, 2021 The said James E Walker, Jr died intestate on January 22, 2022 leaving his son, Marc Edward Walker, as his sole heir at law, as evidenced by Affidavits of Heirship of record in Instrument Number 20220420-00045540 and Instrument Number 20220420-00045541, Register's Office for Davidson County, Tennessee The Estate of James E Walker, Jr , deceased was admitted to the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Case No 22P-563 for the purpose of Small Estate Administration

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Marc Walker a/k/a Mark Walker, Individually, and Marc Walker, as the Sole Heir-at-Law of James E Walker, Jr , of record in Instrument Number 20220420-0045543, Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 20, 2022.

Being the same property conveyed to Sweat Equity LLC, a Tennessee limited liability company and Home Pros Cooperative LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument Number 20220429-0049893, Register's Office for Davidson County, Tennessee, dated March 31, 2022 and recorded on April 29, 2022

Being the same property conveyed to Josh Sweat and Stacy Swaby by Quitclaim Deed from Sweat Equity LLC, a Tennessee limited liability company and Home Pros Cooperative LLC, a Tennessee limited liability company of record in Instrument Number 20221221-0131685, Register's Office for Davidson County, Tennessee, dated December 20, 2022 and recorded on December 21, 2022

This property has never been a primary residence of the grantor's or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 621 Shady Lane, Nashville, TN 37206

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 so covenant with the said GRANTEES 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 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

Dated this the 22nd day of September, 2023

Josh Sweat

Stacy Swaby

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

On this 22nd day of September, 2023, before me personally appeared Josh Sweat and Stacy Swaby, 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 22nd day of September, 2023.

Notary Signature
My commission expires 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY