WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073351 DEEDWARR
11/20/2023 09:21:03 AM 5 pgs
Fees: $28.00 Taxes: $2,275.50

20231120-0090074

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sunnyside Projects, LLC,	NEW OWNER	053 07 0 083.00
(NAME)	(NAME)	
1114 Stratton Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Equity Trust Company Custodian FBO 200208320 IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sunnyside Projects, LLC, a Tennessee Limited Liability Company,,** 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 Lots 14 and 15 and the Northwesterly 21 feet of Lot No. 16 of Block 2 on the Plan of Dabbs & Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for said County. Said Lots Nos. 14, 15, and part of Lot No. 16 front together 71 feet on the Northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley. (Said Concrete Drive now called Hadley Blvd.) Said Northwesterly part of Lot No. 16 running back with the Northwesterly margin of a private alley, formerly 10 feet, as described in Book No. 736, Page 639, and modified so as to provide that said alley shall be 8 feet, 8 inches wide of which 4 feet shall be from the South side of Lot No. 16 and 4 feet, 8 inches from the North side of Lot No. 17, said modification agreement bears date April 7, 1936, and is recorded in Book 1222, Page 238, said Register's Office.

Being the same property conveyed to Equity Trust Company Custodian FBO 200208320 IRA from Maria M. Sales, Clerk and Master by Final Decree Confirming Sale dated August 16, 2019 and recorded on March 26, 2020 in Instrument No. 20200326-0032858, Page, Register's Office for Davidson County, Tennessee. **See also Affidavit and Foreclosure Due Process Certification attached hereto as Exhibits A and B and incorporated herein by reference.**

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2209 Old Hickory Boulevard, Old Hickory, TN 37138

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 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 our hands this 10 day of November, 2023.

Equity Trust Company Custodian FBO 200208320 IRA

BY: _____

NAME: ~~Taylor Schnear~~
Corporate Alternate Signer

TITLE: _____

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Taylor Schnear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corporate Alternate Signer, and is authorized to execute the instrument on behalf of Equity Trust Company Custodian FBO 200208320 IRA, the within named bargainor, and that he/she as such Corporate Alternate Signer, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainor by himself/herself as Corporate Alt. Signer.

Witness my hand and official seal, this the 10 day of November, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

PAULA MARIE NEUHOFF
Notary Public
State of Ohio
My Comm. Expires
January 7, 2026

EXHIBIT A

And When Recorded Mail To:

Tax Title Services
18302 Irvine Blvd. Ste-260
Tustin, CA. 92780
www.taxtitleservices.com

Prepared by: Bruce Carruthers

Affidavit

As to Matters Affecting Title to Real Property –

Property Tax Foreclosure Due Process Certification

Certificate No.: **T22081105**
Certificate Date: **November 1, 2023**
Property Address: **2209 Old Hickory Blvd. Old Hickory, TN. 37138**

Tax Parcel Identification No. **053 07 0 083.00;** Sale Dated **August 16, 2019; Recorded on 3/26/2020; in Instrument: 20200326-0032858, Batch# 377747 in Davidson County** Records Office (the "Tax Deed"); (The real property described in the Tax Deed is referred to as the "Property."); DOMA TITLE INSURANCE, INC. Commitment/File/Report # **COM-2209677 FC** (the "Title Report")Tax Title Services hereby affirms and certifies to Doma Title Insurance, Inc. that, except as set forth on this Certificate:

1. The tax foreclosure relating to the Tax Deed was correct and complete.

2. The tax foreclosure relating to the Tax Deed complied with:
   (A) all applicable statutes, procedures and due process requirements; and/or per
   (B) the criteria set forth in the Tax Lien Foreclosure Due Process Checklist for the above state.

3. All parties having an interest in the Property, as disclosed by the initial foreclosure search and the Title Report, have received proper and timely notice of the tax foreclosure or have waived/released their interest in the Property.

4. All post-sale redemption periods have expired. There are no outstanding rights of redemption relating to the Property.

5. Exceptions, if any: NONE

This Certificate shall be relied upon by DOMA TITLE INSURANCE, INC. in the issuance of present and future title insurance policies and indemnity letters. Tax Title Services is liable to DOMA TITLE INSURANCE, INC. for any errors or omissions contained herein.

Certified by:

Tax Title Services, Inc., a California corporation,
18302 Irvine Blvd. Ste-260
Tustin, CA 927780

By: _____ Date: _____, _____, 20____
Ryan Meredith - President

State of California
County of Orange

On _____, _____, 20____ before me, Jessica Gushard, Notary Public, personally appeared Ryan Meredith, the President of Tax Title Services, Inc., proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

GENERAL NOTARY-State of Nebraska
JESSICA GUSHARD
My Comm. Exp. December 07, 2025

EXHIBIT B

FORECLOSURE DUE PROCESS CERTIFICATION
(Certificate # T22081105)

TAX TITLE SERVICES hereby certifies to
DOMA TITLE INSURANCE, INC.;
that the real property commonly known as **2209 Old Hickory Blvd. Old Hickory, TN. 37138, APN: 053 07 0 083.00;** with legal description as set forth in the deed recorded on **3/26/2020; in Instrument: 20200326-0032858, Batch# 377747 in Davidson County;** has met all state statutory foreclosure requirements imposed by the state where such real property is located.

This Certification involved, at a minimum, the ordering of a new full insurable title search and comparing it to the original foreclosure report and foreclosure due process statutory requirements. The new full insurable title search will be provided to
DOMA TITLE INSURANCE, INC.;
or its agent. All items have been proven or verified by TAX TITLE SERVICES to satisfy title underwriting requirements, including,

1) Due Process Notification and/or Sheriff Service performed on all parties of record;
2) Bankruptcy search performed on former owner (via LexisNexis / Pacer);
3) Affidavit of good faith investigation verifying that the certified mailing address that was used was a valid address for the affected party at the time of the tax sale foreclosure;
4) Verification that if any person or entity was shown on the full insurable title search as having an interest in the title but was not included or properly joined in the proceedings, then such person's interest will either be cleared or will be appropriately shown in the closing title commitment;
5) Receipt of a *Declaration of Possession Report* executed by the tax sale purchaser;
6) Inspection Report verifying occupancy (if improved).

TAX TITLE SERVICES agrees that it will indemnify **DOMA TITLE INSURANCE, INC.;** exclusive of attorneys' fees, for any judgment, arbitration award or settlement that establishes a material breach of the Certification. The indemnity provided by this certificate shall not exceed six hundred and fifteen thousand dollars **($615,000.00)** unless otherwise agreed in writing. If a title insurance policy is not issued within six months of the below date, this certification shall expire. This Certification is not an insurance policy. TAX TITLE SERVICES makes no representations, warranties or agreements except as expressly included in this Certification, and the Certification can only be modified or amended by a written agreement signed by both parties.

DATE: November 1, 2023 ***(CORPORATE SEAL)***

Certified by: *Certificate # T22081105*

Bruce Carruthers

Bruce Carruthers for Ryan Meredith – President Tax Title Services, Inc.

THE ORIGINAL OF THIS CERTIFICATE IS REQUIRED FOR THE ISSUANCE OF INSURABLE TITLE VERIFIED BY ORIGINAL SIGNATURE AND RAISED CORPORATE SEAL.

The certificate and the information contained herein is confidential & proprietary and is governed by the conditions and restrictions within the Tax Lien Services Agreement, which incorporates all vendors.