AFTER RECORDING RETURN TO:
Title First Agency
495 Executive Campus Drive
Suite 200
Westerville, OH 43082
File No. 2137285

Karen Johnson Davidson County
Batch# 1083371 DEEDWARR
12/18/2023 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $903.61
20231218-0097438

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 176 01 0 044.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 13th **day of** December, 2023, by and between **Omni Family Foundation, Inc., a Tennessee Corporation,** located at 301 South Perimeter Park Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **Scioto Properties SP-16 LLC,** located at 160 East Olentangy Street, Powell, OH 43065, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Forty Four Thousand Two Hundred Nineteen and 00/100 Dollars ($244,219.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 4424 Lavergne Couchville Pike, Antioch, TN 37013

Being the same property conveyed to Omni Family Foundation, Inc., a Tennessee Corporation, from Omni Community Services, Inc., a Tennessee Corporation, in a Quitclaim Deed dated 07/01/2021 and recorded 07/12/2021 under Deed Instrument Number 20210712-0093106, in the Register's Office of Madison County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Omni Family Foundation, Inc., a Tennessee Corporation

Name: **Eric Strickland**
Title: **Chairman**

STATE OF Tennessee
COUNTY OF Williamson

Before me, Gwendolyn Adkisson, a Notary Public, of the State and County mentioned, personally appeared Eric Strickland, 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 Chairman of Omni Family Foundation, Inc., a Tennessee Corporation, the within named Grantor and that such Chairman executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Franklin, TN, this 13th day of December, 2023.

GWENDOLYN ADKISSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/18/2027
WILLIAMSON COUNTY

Notary Public

My Commission expires: July 18, 2027

VALUATION AFFIDAVIT

I, 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 $244,219.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Scioto Properties SP-16 LLC

By: Scioto Properties LLC, its sole member

By: Richard Burkhart

Title: CFO

STATE OF Ohio
COUNTY OF Delaware

Sworn to before me this 13th day of December 2023

Notary Public
My Commission Expires:

State of Ohio
Notary Public
Sandina S. Crnko
My Commission Expires 4/23/2028

Name and address for person(s) responsible for taxes:

Scioto Properties SP-16 LLC
160 East Olentangy Street, Powell, OH 43065

Name and address of property owner:

Scioto Properties SP-16 LLC
160 East Olentangy Street, Powell, OH 43065

Tennessee Certification of Electronic Document

I, ____Billie Jo Pearson_____, 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 _____December 13, 2023_____ (date of document).

Affiant Signature

_____12-15-2023_____
Date

STATE OF ____Ohio_____
COUNTY OF _____Delaware_____

Sworn to and subscribed before me this 15th___ **day of** ___December_____, **2023**____.

Notary's Signature

My Commission Expires: _____

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

TAMMY L LEACH
Notary Public, State of Ohio
My Commission Expires 12/13/2024

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No 72 on the Plan of the Final Plat of Hickory Woods Subdivision, Section A, as of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete and accurate description of said lot.

Parcel ID Number: 176 01 0 044.00

Property Commonly Known As: 4424 Lavergne Couchville Pike, Antioch, TN 37013