WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138495 DEEDWARR
05/22/2024 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $7,844.00
20240522-0038325

G-P-24-4006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/26 (AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Hayden Sohr	NEW OWNER	
(NAME)	(NAME)	**103-04-0-316.00**
4006 Utah Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIBERTY PIKE PARTNERS, GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA HAYDEN SOHR, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 Resubdivision of Lot 103, West End Annex of record in Plat Book 3106, Page 69, 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 Liberty Pike Partners, General Partnership by Warranty Deed from Edwin S. Randall, III and wife, Toni P. Randall of record in Instrument No. 20211018-0139818 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 18, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 69 and Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4006 Utah Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd DAY OF MAY, 2024.

Liberty Pike Partners, General Partnership

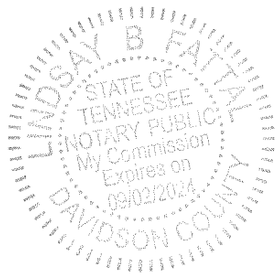
BY: _____
Keith Dowd
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for LIBERTY PIKE PARTNERS, GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of LIBERTY PIKE PARTNERS, GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Angela Y. Poston-Williamson**, do hereby make oath that I am 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 5/22/24.

Angela Y. Poston-Williamson

5/22/24

Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 22 day of May, 20 24.

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lydia H. Weaver

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21