Karen Johnson Davidson County
Batch# 1340834 DEEDWARR
10/31/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20251031-0086921

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-34618-25

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Dade

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Daniel S. Schor, Trustee

Notary Public State of Florida
Cecilia Carolina Calcagno
My Commission HH 309460
Expires 10/3/2026

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of October 2025

NOTARY PUBLIC

My commission expires: 10/03/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaxxon Summers and Jordan Kerrigan 1077 2nd Ave S Nashville, TN 37210	Same address as new owner	105-03-0-093.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED NINETY THOUSAND AND 00/100 Dollars ($690,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DANIEL S. SCHOR, TRUSTEE OF THE DANIEL S. SCHOR REVOCABLE TRUST DATED MARCH 10, 2020**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAXXON STEELE SUMMERS AND JORDAN ALEXIS KERRIGAN, BOTH UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the northerly 34 feet of Lot No. 26 on the Plan of Paul's Elysian Grove Plan of Lots of record in Plat Book 1, page 134, Chancery Court for Nashville, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Northerly part of Lot No. 26 fronts 34 feet on the Westerly side of 2nd Avenue South, formerly Market Street, and runs back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to Daniel S. Schor, Trustee of the Daniel S. Schor Revocable Trust dated March 10, 2020, from Greig Properties, LLC, a Delaware limited liability company, by Warranty Deed dated March 27, 2023 and recorded March 29, 2023 in Instrument #20230329-0022708, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1077 2nd Avenue North, Nashville, TN 37201

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30th day of October, 2025

GRANTOR(S)

the Daniel S. Schor Revocable Trust dated March 10, 2020

By: Daniel S Schor, Trustee
Daniel S. Schor, Trustee

STATE OF TENNESSEE Florida
COUNTY OF Dade

Personally appeared before me, a Notary Public, Daniel S. Schor, Trustee of the Daniel S. Schor Revocable Trust dated March 10, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of October 2025.

Notary Public

Cecilia Carolina Calcagno
Printed Notary Name

My commission expires: 10/03/2026

Notary Public State of Florida
Cecilia Carolina Calcagno
My Commission HH 309460
Expires 10/3/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stoyles, 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 Oct, 30, 2025.

Custodian's Signature

10.31.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31st day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON