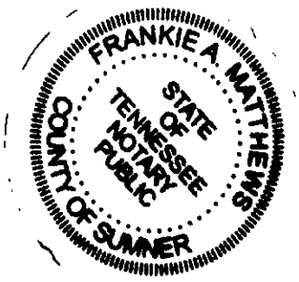
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Golden Local LLC, a Tennessee limited liability company	New Owner	Map & Parcel 051 03-0 018.00
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 502311 **DEEDWARR** 10/28/2020 10:13:39 AM 2 pgs Fees: $13.00 Taxes: $971.25
PO Box 68564		
(ADDRESS)	(ADDRESS)	20201028-0124752
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten 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, WE, Ann Elizabeth Epperson, married and Kathleen Louise Smith n/k/a Kathleen Louise Smith Buttrey, married, as devisees under the Last Will and Testatement of Nallie Louise Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Golden Local 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 and being the westerly 20 feet on the northerly part of Lot No. 1 of block "D" on the Map of Marthonna Subdivision, not of record and part of an unnumbered tract immediately west of said lot, described as follows:

Beginning on the southerly margin of Vantrease Road (formerly Marthonna Road South, and Exell Road South), at the northwest corner of the property conveyed to Bill L. Bryan, and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2535, page 81, Register's Office for said County; thence with the southerly margin of Vantrease Road, north 86 degrees 02 minutes West 132 feet to the northeast corner of the property conveyed to J.A. Gillem, Jr., and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2489, page 451, said Register's Office; thence with Gillem's easterly line, South 4 degrees 13 minutes West 210 feet; thence South 86 degrees 02 minutes, 132 feet to the westerly line of the Bryan Land; thence with said line, North 4 degrees 13 minutes East 210 feet to the BEGINNING.

Being the same property conveyed to Joseph P. Smith, et ux, Nallie P. Smith from Gary W. Millsaps, et ux Peggy M. Millsaps by Deed of record in Book 5243, page 633, said Register's Office. Pursuant to Final Decree of Divorce entered in the Circuit Court for Davidson County, Tennessee, on August 23, 1985, Case No. 85D-50, the court ordered the property to be vested in Nallie P. Smith and Joseph P. Smith, as tenants in common, and further ordered that if Joseph P. Smith predeceased the sale of the property, Nallie P. Smith would receive full proceeds from the sale. The said Joseph P. Smith having since died testate May 23, 2007. Pursuant to the Last Will and Testament of Joseph Patrick Smith, probated under Case No. 19990, Probate Court for Robertson County, Tennessee, Ann Elizabeth Epperson and Kathleen Louise Smith are the residuary beneficiaries of said Estate. Further being the same property conveyed to Nallie P. Smith from Ann Elizabeth Epperson and Kathleen Louise Smith, by Quit Claim Deed dated May 16, 2008, and as of record in Instrument No. 20080619-0063431, said Register's Office. The said Nallie P. Smith having since died testate December 2, 2019. Pursuant to the Last Will and Testament of Nallie Louise Smith, the subject property was devised to Ann Elizabeth Epperson and Kathleen Louise Smith.

Nallie P. Smith and Nallie Louise Smith are one and the same person.

This is the same description as in previous deed of record.

The subject property is not the marital residence of the the grantors nor the grantors' spouse, and/or grantors' dependents.

Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5258, Page 102, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 504 Vantrease Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of October, 2020.

Ann Elizabeth Epperson

Kathleen Louise Smith n/k/a Kathleen Louise Smith Buttrey

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ann Elizabeth Epperson and Kathleen Louise Smith n/k/a Kathleen Louise Smith Buttrey the bargainor(s), 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 this 23rd day of October, 2020.

Notary Public
My commission expires: 2-26-24

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064