Karen Johnson Davidson County
Batch# 549374 DEEDWARR
01/07/2021 11:14:38 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210107-0003292

WARRANTY DEED

prepared
WITHOUT EXAMINATION OF TITLE OR CURRENT SURVEY

For and in consideration of the sum of FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($575,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STD, LLC, Dan Frankum , Manager** has bargained and sold, and by these presents, does hereby bargain, sell, transfer and convey unto **SRH, LLC, Russell Smith, Manager**, its successors and assigns, that certain parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46-A on the Plan of Division of Lot 46, Hillwood Estates, Section Five of record in Plat Book 3842, Page 145, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Hickory Valley Road at the corner of Lots Nos. 46-A and 46-B; thence with the line between said two lots Southerly 320.8 feet to the Northerly margin of West Hillwood Drive; thence with the same North 73 degrees 00 minutes West 170.33 feet to the beginning of a curve; thence around said curve having a radius of 35 feet Northwesterly 49.28 feet to the Easterly margin of Hickory Valley Road; thence with the same Northeasterly 392.26 feet to the beginning.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS ANY AFFECT THE PREMISES.

DEED REFERENCE: Book 20190412-0033763, Register's Office, Davidson County, Tennessee.

THIS INSTRUMENT PREPARED BY
CONLEY & CONLEY
317 SOUTH THIRD STREET
UNION CITY, TN 38261

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the previous deed of record.

MAP - PARCEL NUMBERS:
103-13-0-011.00

TO HAVE AND TO HOLD the above-described real estate with all the appurtenances, estate, title and interest thereto belonging unto the said **SRH, LLC, Russell Smith, Manager**, its successors and assigns, in fee simple, forever.

Grantor covenants with the grantee named herein that it is lawfully seized and possessed of said real estate, that it has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens, except for the 2020 real estate taxes which shall be prorated.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate unto the said grantee named herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN TESTIMONY WHEREOF, **STD, LLC** has caused it's signature to be affixed this 4th day of ~~December, 2020~~ January 2021.

STD, LLC

DAN FRANKUM, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified in said County and State, **DAN FRANKUM**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he is the Manager of **STD, LLC**, and as such, Manager, executed the foregoing **WARRANTY DEED** for the express purposes therein contained.

Given under my hand and seal of office, this 4th day of ~~December~~ January, 2021 ~~2020~~.

Notary Public

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7-5-21

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

SRH, LLC, Russell Smith, Manager

800 E. Reelfoot Ave, Suite 210

Union City, TN 38261

NAME AND ADDRESS OF PROPERTY OWNER:

SRH, LLC, Russell Smith, Manager

800 E. Reelfoot Ave, Suite 210

Union City, TN 38261

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00 which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

SUBSCRIBED AND SWORN TO before me this 4 **day of** ~~December~~ January, ~~2020~~ 2021.

Notary Public

My Commission Expires: 03/08/2021

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY