THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 585324 DEEDWARR
03/05/2021 11:36:27 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20210305-0029171

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
SQUARE ONE PROPERTIES, LLC a Kentucky Limited Liability Company 1034 Searcy Way Bowling Green, Kentucky 42103	Same	026-01-0-104.00 026-01-0-105.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WRIGHT PROPERTIES, INC., a Tennessee Corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **SQUARE ONE PROPERTIES, LLC, a Kentucky Limited Liability Company,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I

Land in Davidson County, Tennessee, being land in the 10th formerly the 20th Civil District of Davidson County, Tennessee, being lots Nos. 6, 7, and 8 on the Map of Looney's Subdivision at Goodlettsville, Tennessee, not of record, described according to a survey made by J. R. Scott, Surveyor, February 26, 1940 as follows:

Beginning on the northerly margin of the Goodlettsville Pike at the corner of the property conveyed to Jeff T. Dotson and wife, by deed from W. C. Moncrief and Company Inc. as of record in Book 1179, page 131, Register's Office for said County; thence with the northeasterly margin of said Pike, north 51° west 75 feet to the corner of lots Nos. 5 and thence with the line between said two lots north eastwardly 371 feet more or less to the northerly line of said subdivision; thence with said line, eastwardly 114 feet to the north west corner of the Dotson Property; thence with Dotson's northwesterly line, southwesterly 456 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4942, PAGE 293, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to JOE W. WRIGHT AND WIFE, HALLIE HOUSE WRIGHT, by deed from J.F. DICKSON AND WIFE, DIXIE ASHMORE DICKSON, of record in Book 3797, page 257, dated July 31, 1964, said Register's Office. Being further conveyed to WRIGHT PROPERTIES, INC., by quitclaim deed from HALLIE H. WRIGHT AND JOE W. WRIGHT, of record in Book 5356, page 895, dated September 18, 1978, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being Lots No. 9, 10 and 11 on the Map of W. C. Moncrief & Co. Subdivision of the Looney Property in the 10th Civil District-in the .City of Goodlettsville, and: described according ,to a copy of a survey made by J. R. Scott, dated February 26, 1940, as follows:

BEGINNING at a point in the northeasterly margin of Goodlettsville Pike at the common corner of Lots Nos. 8 and 9 on said Plan; thence with the line between said lots northeasterly 456 feet to a point; thence north 82^0 east 114 feet to the common corner of Lots Nos. 11 and 12 on said Plan; thence with the line between said lots southwesterly 536 feet to a point in the northeasterly margin of Goodlettsville Pike; thence with the margin of the same north 51 deg. west 75 feet to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4942, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to HALLIE H. WRIGHT AND JOE M. WRIGHT, by deed from B.P. ROBERTS AND WIFE, ETHEL J. ROBERTS, of record in Book 3818, page 889, dated September 30, 1964, said Register's Office. Being further conveyed to WRIGHT PROPERTIES, INC., by quitclaim deed from HALLIE H. WRIGHT AND JOE M. WRIGHT, of record in Book 5356, page 893, dated September 18, 1978, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$395,000.00**.
Subscribed and sworn to before me
this 1 day of March, 2021.
My Commission Expires: 12/03/2024

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at 120 and 122 Two Mile Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever it covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1 day of March, 2021.

WRIGHT PROPERTIES, INC.
A Tennessee Corporation

By: _____
DAVID WRIGHT, Secretary

By: _____
DONALD WRIGHT, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **David Wright and Donald Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Secretary and President**, respectively, (or other officer authorized to execute the instrument) of **Wright Properties, Inc., a Tennessee Corporation**, the within named bargainor, a corporation, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary and President (or other authorized officer).

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1 day of March, 2021.

_____
NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/02/2024