WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 525,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
7th day of April, 2021

Notary Public

MY COMMISSION EXPIRES:
8.21.2023
(Affix Seal)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21 2023

Karen Johnson Davidson County
Batch# 620427 DEEDWARR
04/22/2021 08:51:20 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210422-0053788

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Drowns	**Timothy Drowns**	
1300A Dickerson Road	**1417 Drakes Creek Road**	**33 - 210.00**
Goodlettsville, TN 37072	**Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Eddies Wholesale Supply, LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Timothy Drowns, a Married Man,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1300A Dickerson Road, Goodlettsville, Goodlettsville, TN 37072. Said property is being described as follows:

Beginning on an iron pin in the Southerly margin of Dickerson Pike, said iron pin being located S 35-28E 80' from a corresponding pointing the Northwestly margin of said Dickerson Pike, which corresponding point is situated 844' Southwest corner of Lot No. 1 on the plan, being of record in Book 842, Page 63 (R.O.D.C), as measured along the Northwest margin of Dickerson Pike; thence from iron pin running with Hajari S35-28E 160.25 partly with a block wall to the corner of said wall, thence running with Woodard for the next two calls, S52-52-51 W 88.88' to an iron pin, N39-13-30 W 152.32' to an iron pin in the Southeastly margin on Dickerson Pike, thence running with the margin of said road N 48-16-50E 99.42' to the beginning containing 0.34 acres.

Being the same property conveyed to Eddies Wholesale Supply, LLC by Warranty Deed from Cecil Edward Cole and Wife, Elizabeth Jeanette Cole dated 12/31/1997 and filed for record on 01/05/1998 of record in Book 10746, Page 931, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **1300A Dickerson Road, Goodlettsville, TN 37072**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 7th day of April, 2021.

Eddies Wholesale Supply, LLC

Brian Bruce

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eddies Wholesale Supply, LLC** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY