Karen Johnson Davidson County
Batch# 631435 DEEDWARR
05/07/2021 10:28:31 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210507-0061533

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Amanda Birner
Affiant

Subscribed and sworn to before me, this 3 day of May, 2021.

Notary Public

My commission expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Farr Family Revocable Trust	1253 Willis Branch Rd,	**02504009300**
201 S Main St	Goodlettsville, TN 37072	
Goodlettsville, TN 37072		

FOR AND IN 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 ACKNOWLEDGE, WE,

Katherine Golter Cox, Trustee of the Golter Family Irrevocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Mark Farr and Karin Ruth Farr, Trustees of the Farr Family Revocable Living Trust Dated March 20, 2009, as amended.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at an iron stake in the West right of way line of Tennessee Highway US 41, or the Main Street of the city of Goodlettsville, said stake being at the point of intersection of the South edge of a 50 foot street now names Peay Memorial Drive, with said highway, also 6 inches South of the Northeast corner of a water meter; thence with the South edge of said 50 foot street named Peay Memorial Drive S 83-1/2 deg. W 201.5 feet to a point 25 feet East of a concrete marker and a corner of the property conveyed to Matt Thomson et ux, by Deed of record in Book 4301, Page 572, Register's Office for Davidson County, Tennessee; thence S 2 deg 45 min W 120.1 feet with Thomson's East line to Thomson's Southeast corner; thence N 45 deg. E 141.8 feet to a point on the branch, a corner to the fire hall lot; thence N 83-1/2 deg. W passing an iron pin at the old McMutrie and Roscoe corner at 22 feet continuing on in all 26.9 feet more or less to the beginning.

Being the same property conveyed to Patricia A. Golter and Gregory H. Golter, wife and husband, by Warranty Deed from The Heirs at Law of Parelee Fields Bell, being Larry Fred Fields, Billy Wayne Fields, James Dennis Fields and Peggy Fields Stewart Akers, dated September 30, 2008, of record in Instrument No. 20081006-0101168, Register;s Office for Davidson County, Tennessee. Patricia A. Golter and Gregory H. Golter, wife and husband, conveyed subject property conveyed to Behelgo, LLC, by Quitclaim Deed dated August 1, 2013, of record in Instrument No. 20130829-0091505, Register's Office for Davidson County, Tennessee. Behelgo, LLC, conveyed subject property to Katherine Golter Cox, Trustee of the Golter Family Irrevocable Trust, by Quitclaim Deed dated July 24, 2020, of record in Instrument No. 20200728-0082362, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Sumner County, Tennessee.

This is improved (_X_) unimproved (____) property known as 201 S Main St, Goodlettsville, TN 37072.

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 in 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.

Golter Family Irrevocable Trust

Katherine Golter Cox · TRUSTEE Date: 3rd May 2021
By: Katherine Golter Cox, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Katherine Golter Cox** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is Trustee of the Golter Family Irrevocable Trust and that she is authorized by the Golter Family Irrevocable Trust to execute this instrument on its behalf as Trustee.

Witness my hand, at office, this 3rd day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 11/22/23

LELAND L. MAY
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY