WARRANTY DEED

Karen Johnson Davidson County
Batch# 636608 DEEDWARR
05/14/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20210514-0065260

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Shelta Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2021.

Lissa Groom
Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tradesmen Properties, LLC., an Ohio Limitied Liability Company	Tradesmen Properties, LLC., an Ohio Limitied Liability Company	
(NAME) 8465 Rausch Dr	(NAME) 8465 Rausch Dr	064 12 0 061.00
(ADDRESS) Plain City, OH 43064	(ADDRESS) Plain City, OH 43064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Charles D. Simms and Lori O. Simms, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tradesmen Properties, LLC., an Ohio Limitied Liability Company**, **An Ohio Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 360 on the Plan of Sherwood Forest Subdivision, Section 4, recorded in Book 4460, Pages 182 &183 Register Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles D. Simms and Lori O. Simms, husband and wife by Warranty Deed from Barry T. Boyd and Nancy W. Fanning Boyd, dated 07/22/2015 and recorded 07/27/2015, of record in Instrument 201507270073391, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4460, Pages 182 & 183, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4704, Page 448, Book 4978, Page 642, and Book 6117, Page 543, Register Office for Davidson County, Tennessee. Easement for Public Utility of recorded in Book 4732, Page 763, and Book 4762, Page 328, Register Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4731 Kalamath Drive, Old Hickory, TN 37138

File No.: 1233075
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 11th day of May, 2021.

Charles D. Simms

Lori O. Simms

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Simms and Lori O. Simms, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of May, 2021.

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

