Record & Return to:
This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-12014-RC

Karen Johnson Davidson County
Batch# 637796 DEEDWARR
05/17/2021 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20210517-0066271

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of May, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
D4 Properties LLC 1103 Bell Grimes Lane Nashville, TN 37207	NEW OWNER	023-00-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **T. Jeffrey Killingsworth and wife, Lisa L. Killingsworth**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **D4 Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a point South 88° East 71.64 poles from a black walnut tree which is located ½ pole East of the Southwest corner of a 30 acre tract upon which Mr. E.M. Galbreath formerly resided; thence North I° 50' East, 24.04 poles to a poplar tree; thence South 77° East 28 poles to a locust tree; thence South 87° East 43.50 poles to a point in the center of Licktori Pike in the said Galbreath South line; thence running South in the center of Lickton Pike with Lickton Pike to the beginning, containing 10 acres, more or less.

Being the same property conveyed to T. Jeffrey Killingsworth and wife, Lisa L. Killingsworth, by Warranty Deed from Paul Booher and/or Sue R. Booher, Trustees of The Booher Joint Family Revocable Living Trust Agreement, dated September 14, 2017 and recorded on September 18, 2017, of record in Instrument No. 20170918-0095121, Register's Office for Davidson County, Tennessee.

This is ☐ improved or ☐ unimproved property located at: **5228 Lickton Pike, Goodlettsville, TN 37072**
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This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2021.

GRANTOR:

Thomas Jeffrey Killingsworth

Lisa L. Killingsworth

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Jeffrey Killingsworth and Lisa L. Killingsworth, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of May, 2021.

J. ANDREW WILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM