Karen Johnson Davidson County
Batch# 638960 DEEDWARR
05/18/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20210518-0067190

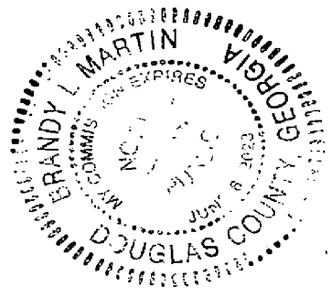
STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Douglas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2021.

Notary Public
MY COMMISSION EXPIRES June 6, 2023
File No. G21-12611



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paul Oakley (NAME)	Same as New Owner (NAME)	018-16-0-124
4333 Sycamore Road (STREET ADDRESS)	(STREET ADDRESS)	
Greenbrier, TN 37073 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **GT Enterprises LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Oakley**, 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:

A lot or parcel of land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 11 and 12 on the revised map of Moncrief's Subdivision of the northerly part of the Allen Mathes land, Goodlettsville, Tennessee, not of record, described according to survey made by Z. J. Wilkinson, Surveyor, May 25, 1938, as follows:

BEGINNING at the northwest corner of Moncrief Avenue and Café Street; thence with the westerly margin of said Street northwardly 100 feet, more or less, to the southerly line of the Davidson County colored school property; thence with said line westwardly 85 feet, more or less, to the easterly line of the property conveyed to A. J. Luster and wife, by deed from S. H. Wilhoite and wife, of record in Book 1426, Page 565, Register's Office for said County; thence with Luster's easterly line southwardly 150 feet, more or less, to the northerly margin of Moncrief Avenue; thence with said Avenue, eastwardly 100 feet, more or less, to the beginning.

BEING the same property conveyed to GT Enterprises by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated 11/5/2013 and recorded 11/6/2013 in Instrument Number 20131106-0115142, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 301 Moncrief Avenue, 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 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.

Witness my/our hand(s) this 12th day of May, 2021.

GT Enterprises LLC, a Limited Liability Company

By: _____
Chadwick L. Marlow, Member

STATE OF GA
COUNTY OF Douglas }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Chadwick L. Marlow, Member of GT Enterprises, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker or constituent of the maker, and he is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2021.

Brandy L. Martin
Notary Public

My Commission Expires: June 6, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

BRANDY L MARTIN NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 6, 2023

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024