WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 7-121687-KP

Karen Johnson Davidson County
Batch# 675338 DEEDWARR
07/12/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210712-0093503

Warranty Deed

KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Rutherford (KLP) The actual consideration or value, whichever is greater, for this transfer is $520,000.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2021. Notary Public My commission expires: 9/16/23

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sean Patrick Maguire	New Owner(s)	051-03-0-018.00
504 Vantrease Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GOLDEN LOCAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN PATRICK MAGUIRE, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee and being the Westerly 20 feet on the Northerly part of Lot No. 1 of Block "D" on the Map of Marthonna Subdivision, not of record and part of an unnumbered tract immediately West of said lot, described as follows:

Beginning on the southerly margin of Vantrease Road (formerly Marthonna Road South, and Exell Road South), at the northwest corner of the property conveyed to Bill L. Bryan, and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2535, page 81, Register's Office for said County; thence with the Southerly margin of Vantrease Road, North 86 degrees 02 minutes West 132 feet to the Northeast corner of the property conveyed to J.A. Gillem, Jr., and wife by deed from Lewis R. Mefford, Sr., and wife, of record in Book 2489, page 451, said Register's Office; thence with Gillem's Easterly line, South 4 degrees 13 minutes West 210 feet; thence South 86 degrees 02 minutes, 132 feet to the Westerly line of the Bryan Land; thence with said line, North 4 degrees 13 minutes East 210 feet to the beginning.

Being the same property conveyed to Joseph P. Smith and Nallie P. Smith by Warranty deed from Gary W. Millsaps and Peggy M. Millsaps of record in Book 5243, page 633, Register's Office for Davidson County, Tennessee, dated January 13, 1978 and recorded on January 17, 1978.

Joseph Patrick Smith died May 23, 2007, his estate being administered through Robertson County Probate Court, Docket No. 19990.

Nallie Louise Smith died December 02, 2019, here estate being administered through Davidson County Probate Court, Docket No. 20P107 and closed December 11, 2020.

Being the same property conveyed to Nallie P. Smith by Quitclaim deed from Ann Elizabeth Epperson and Kathleen Louise Smith of record in Instrument No. 20080619-0063431 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on June 09, 2008.

Being the same property conveyed to Nallie P. Smith by Executor's Quitclaim deed from Nallie P. Smith, as Executor of the Estate of Joseph Patrick Smith of record in Instrument No. 20080619-0063432 Register's Office for Davidson County, Tennessee, dated May 13, 2008 and recorded on June 19, 2008.

Being the same property conveyed to Golden Local LLC, a Tennessee limited liability company by Warranty deed from Ann Elizabeth Epperson, married and Kathleen Louise Smith n/k/a Kathleen Louise Smith Buttrey, married, as devisees under the Last Will and Testatement of Nallie Louise Smith of record in Instrument No. 20201028-0124752 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 28, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 504 Vantrease Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2021.

Golden Local, LLC, a Tennessee Limited Liability Company

By: _____
Joshua T. Martin, Managing Member

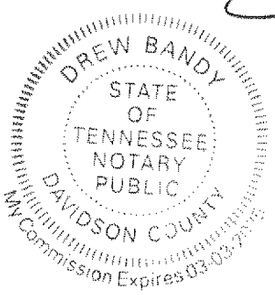
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua T. Martin, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Golden Local, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2021.

_____
Notary Public

My Commission Expires: 3/3/25



Certificate of Authenticity

I, Kelliel Parsons, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Affiant Signature

July 9, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2021.

Notary's Signature
My Commission Expires: Nov. 17, 2024

Notary's Seal

