(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2021 Notary Public MY COMMISSION EXPIRES: 12/16/2024 (AFFIX SEAL)
File No. EY-21-1125	

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Golden Local LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	
1420 Dugger Drive		072-09-0-321.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **PATRICK GILLIS AND WIFE, KATHRYN GILLIS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Golden Local LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 73, as shown on the map entitled the Plan of Irvington, of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PATRICK GILLIS AND WIFE, KATHRYN GILLIS, by deed from ROBERT EDWARD LEE, IV, of record in Instrument No. 20060911-0112196, dated September 6, 2006, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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.

Witness my/our hand this 19th day of August, 2021.

Karen Johnson Davidson County
Batch# 702360 **DEEDWARR**
08/23/2021 10:01:25 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210823-0113364

Patrick Gillis by Leslie Garside, his attorney in fact
Patrick Gillis by Leslie Garside,
his Attorney-In-Fact

Kathryn Gillis by Leslie Garside, her attorney in fact
Kathryn Gillis by Leslie Garside,
her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Patrick Gillis and Kathryn Gillis, and that this instrument was executed on behalf of the said Patrick Gillis and Kathryn Gillis for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument/ Book & Page No. 20210823-0113363, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 19th day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064