# WARRANTY DEED

Karen Johnson Davidson County
Batch# 729262 DEEDWARR
10/04/2021 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,117.40
20211004-0132927

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-092619

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| George W. Smiley | George W. Smiley | 051-01-0-039.01 |
| (NAME) 1125 Hitt Lane | (NAME) 1125 Hitt Lane | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Two Thousand And No/100 Dollars ($322,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PRESTON LOHMEYER, A MARRIED MAN GORDON THOMPSON, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
GEORGE W. SMILEY, A MARRIED MAN,
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:

Real estate located in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being a parcel of land located on the Southerly margin of Due West Avenue North in the 4th Councilman district of Metropolitan Nashville Davidson County Tennessee and being more particularly described as: Beginning at an iron pin at the Northeast corner of said tract; thence leaving margin of Due West Avenue North, South 11 degrees 33 minutes 26 seconds West a distance of 298.13 feet to an iron pipe at a fence corner; thence with old fence North 77 degrees 20 minutes 10 seconds West a distance of 98.14 feet to an iron pin at a fence intersection; thence North 11 degrees 11 minutes 13 seconds East a distance of 294.56 feet to an iron pin in the Southerly margin of Due West Avenue North; thence with margin of said

road South 79 degrees 24 minutes 24 seconds East a distance of 100.04 feet to the point of beginning.

Being the same property conveyed to Golow-PP, LLC and Golow-GT, LLC by Special Warranty deed from U.S. Bank National Association, as Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB5 of record in Instrument No. 20090121-0005122 Register's Office for Davidson County, Tennessee, dated December 24, 2008 and recorded on January 21, 2009.

Being the same property conveyed to Preston Lohmeyer, a married man and Gordon Thompson, a married man by Quitclaim deed from Golow-PP, LLC and Golow-GT, LLC of record in Instrument No. 20200715-0077363 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 15, 2020.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is ☒ property, known as 1015 Due West Avenue North, Madison, TN 37115
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23 day of September, 2021.

Preston Lohmeyer

Gordon Thompson by Preston Lohmeyer his Attorney in Fact

Gordon Thompson by Preston Lohmeyer, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23 day of September, 20 21, before me personally appeared Preston Lohmeyer and Gordon Thompson* to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

*by Preston Lohmeyer, his Attorney-In-Fact,

Notary Public

Printed Name:

Cynthia Roberts

My Commission Expires:

3/1/2025

CYNTHIA ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

# Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or 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 9/23/21.

Affiant Signature

9/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/29/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON