Karen Johnson Davidson County
Batch# 730229 DEEDWARR
10/05/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20211005-0133780

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2021.

Notary Public

My commission expires: 10.27.2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Red Elk Enterprises, LLC** | Red Elk Enterprises | **01700019100** |
| **2590 Greer Road** | 2559 Meador Road | |
| **Goodlettsville, TN 37072** | Greenbrier, TN 37073 | |

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 HEREBY ACKNOWLEDGE, WE,

**Scott Giles, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Red Elk Enterprises, LLC**

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:

Land in Davidson County, Tennessee, beginning at an iron spike in the center of Greer Road at the intersection of the center line of said road and a point in the Eastern boundary line of John Benton property; thence North 3 degrees 55 minutes East, 773 feet to an iron pin; thence South 86 degrees 05 minutes East, 445 feet to an iron stake, black gum pointers; thence South 3 degrees 25 minutes West, 560 feet to an iron stake; thence South 49 degrees 15 minutes West, 431.2 feet to the center of Greer Road; thence with the center of the same North 48 degrees 40 minutes West, 85 feet and North 57 degrees 06 minutes West, 81.9 feet to the beginning.

Included in the above description, but specifically Excluded from conveyance is a tract or parcel of land conveyed to Thomas L. Legieza, his heirs and assigns, of record in Book 7986, Page 277, and corrected in Book 8082, Page 755, Register's Office for Davidson County, Tennessee, more specifically described as follows, to-wit:

Being Lot No. 1, of the Plan of Ruby Callis' lot, as of record in Book 6200, Page 855, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Giles, by Warranty Deed from Linda Uselton, dated March 12, 2021, of record in Instrument No. 20210315-0034143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2590 Greer Road, 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 in 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.

_____ Date: 10/01/2021
Scott Giles

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Scott Giles, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

# Certificate of Authenticity

I, Kristen Traini, 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

10/1/2021.
Date

Affiant's Signature

10/1/2021
Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

