Karen Johnson Davidson County
Batch# 760325 DEEDWARR
11/24/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,181.52
20211124-0155831

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2021.

Notary Public
MY COMMISSION EXPIRES: 4/23/25
File No. G21-14533

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Calihillbilly Dreams, LLC (NAME)	Same as New Owner (NAME)	025-15-0-009
1600 Riverside Road (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory, TN 37138 (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, **Dirk Wiley and Sandra Wiley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calihillbilly Dreams, LLC, a Tennessee Limited Liability Company**, 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:

TRACT 1:

LAND in Davidson County, Tennessee, being Lot No. A, on the Plan of Section One, Solitude Acres, Part One, of record in Plat Book 3700, Page 48, Register's Office for Davidson County, Tennessee.

Said Lot A is described as beginning at a concrete monument in the southeasterly margin of Old Dickerson Road, being a common corners of Lot A and B; thence along the southeasterly margin of Old Dickerson Road, 297.90 feet to a concrete monument; thence around a curve 40.43 feet to a concrete monument in the northeasterly margin of Hitt Lane; thence along the northeasterly margin of Hitt Lane, 349.21 feet to a concrete monument; thence in a northeasterly direction 259.7 feet to a concrete monument being a common corner of Lots A and B; thence along the line between Lots A and B, 352.0 feet to the point of beginning, containing 2.42 acres, more or less.

TRACT 2:

LAND in Davidson County, Tennessee, being the southwesterly one-half of Lot No. B on the plan of Section One, Solitude Acres, Part One, of record in Plat Book 3700, Page 48, Register's Office for Davidson County, Tennessee.

Said southwesterly one-half of Lot No. B fronts 80.545 feet on the southeasterly margin of Old Dickerson Road and runs back on the southwesterly line, being a common line between Lots A and B of said plan, and 352.0 feet on the northeasterly line to a dead line in the rear on which it measures 64.75 feet thereon.

Being the same property conveyed to Dirk Wiley and Sandra Wiley, husband and wife by Deed dated September 10, 2019, recorded September 12, 2019, in Instrument Number 20190912-0092380, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 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 820 Old Dickerson Pike, 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 16th day of November, 2021.

Dirk Wiley

Sandra Wiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2021, before me personally appeared Dirk Wiley and Sandra Wiley, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2021.

TODD SHOLAR
STATE
TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/16/2021 (date of document).

Affiant Signature

11/18/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 18th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY