WARRANTY DEED

Karen Johnson Davidson County
Batch# 760790 DEEDWARR
11/24/2021 02:54:01 PM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20211124-0156453

File No.: RES-21-3004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/03/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy E. Buckner, Trustee	Same as owner	117 08 0 152.00
(NAME)	(NAME)	
3004 Belmont Boulevard Nashville, TN 37212		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AMY E. BUCKNER, TRUSTEE OF DOUBLE HAPPY LIVING TRUST DATED DECEMBER 22, 2011**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee being part of Lot No. 164 on the Map of Victoria Place (erroneously "Victoria Plan", in prior deeds) as of record in Book 332, Page 10, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Belmont Boulevard, 126 feet North of the margin of Clayton Avenue, said point being 4 feet North of the corner of Lots Nos. 164 and 165; thence Easterly 56 feet to a point; thence Southeasterly 42.3 feet, more or less, to a line between Lots Nos. 164 and 165; thence with the line between said lots Easterly 56 feet to the Westerly margin of an alley; thence with the margin of same, Northerly 60 feet to the corner of Lots Nos. 163 and 164; thence with the line between said lots, Westerly 156 feet to the East line of Belmont Boulevard; thence with the margin of same, Southerly 56 feet to the point of beginning.

Being the same property conveyed to White Goat Holdings, LLC from Susan D. Clark, unmarried, by Warranty Deed dated April 17, 2020, recorded April 20, 2020, in Instrument No. 20200420-0041262, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 3004 Belmont Boulevard, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

RES-21-3004

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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 19th day of November, 2021

White Goat Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Stringfellow, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Ryan Stringfellow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of White Goat Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Stringfellow as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 19th day of November, 2021.

_____
Notary Signature
My commission expires: 9-8-2023

