Karen Johnson Davidson County
Batch# 774338 DEEDWARR
2/15/2021 02:25:59 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20211215-0165926

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36580-08-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 13th day of December, 2021. Notary Public My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-02-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Silver Oak LLC 794 Walpole Dr. Gallatin TN 37066	New Owners	Map and Parcel No.: 110 0C 0 160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margarita V. Andersen, a single woman ("Grantor")** has this day bargained and sold, and does hereby transfer and convey to **Silver Oak LLC, a Tennessee limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5570 South New Hope Road, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Return to:
First Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
CM 2/5570

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the 13th day of December, 2021.

GRANTOR:

Margarita V. Andersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margarita V. Andersen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2021.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in the County of Davidson, State of Tennessee, and described as follows:

Beginning at an iron pin the Westerly right of way of New Hope Road at the Southeast corner of the property described in Deed Book 3911, Page 875, R.O.D.C. and the Northeast corner of the herein described tract; thence along with Westerly right of way S 7 Deg 03' W, 380 feet to a point; thence leaving said Westerly right of way N 78 Deg 08' W, 1034 feet, more or less, to a point; thence N 11 Deg 26' E, 380 feet to a point in the Northerly line of the aforesaid property described in Deed Book 4793, Page 66, R.O.D.C.; thence S 78 Deg 03' E, 1005 feet more or less, to the point of beginning.

Being the same property conveyed to Ole Andersen and wife, Margarita V. Anderson, by Warranty Deed from Shirley Miller Wysocki, of record in Instrument No. 20010817-0088914, in the Register's Office of Davidson County, Tennessee, dated July 31, 2001 and recorded on August 17, 2001.

Being the same property conveyed to Denamex Holdings, a Trust, by Quitclaim Deed from Ole Andersen, Margarita Andersen, of record in Instrument No. 20020319-0034293, in the Register's Office of Davidson County, Tennessee, dated March 18, 2002 and recorded on March 19, 2002.

Being the same property conveyed to Ole Andersen and wife Margarita V. Andersen, by Quitclaim Deed from Denamex Holdings, a Trust, of record in Instrument No. 20030410-0048003, in the Register's Office of Davidson County, Tennessee, dated date is April 10, 2003 and recorded on April 10, 2003

The said Ole Andersen, being one and the same person as Ole Vinstrup Andersen, having since died on April 20, 2015.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years, a lien, not yet due and payable.