THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3444
Parcel ID: 146-10-0-081.00

Property Address:
5026 Franklin Pike, Oak Hill, TN 37220

Karen Johnson Davidson County
Batch# 794294 DEEDWARR
01/24/2022 09:58:15 AM 2 pgs
Fees: $13.00 Taxes: $24,420.00

20220124-0008494

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER

Address of New Owner:
Geoffrey + Melissa Smith
5026 Franklin Pike
Brentwood, TN 37220

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HAZEL DEVELOPMENT, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **GEOFFREY W. SMITH and MELISSA J. SMITH, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Lots 5, 6, & 20, Ragland Estates, of record in Plat at Instrument No. 20130816-0086303, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HAZEL DEVELOPMENT, LLC, a Limited Liability Company by Deed dated June 1, 2021 from BRYMAK & ASSOCIATES, INC., a Tennessee Corporation, recorded June 17, 2021, in Instrument Number 20210617-0082037, in the Official Records of Davidson County, Tennessee.

HAZEL DEVELOPMENT, LLC, a Limited Liability Company

This is (fill in improved or unimproved) property known as, 5026 Franklin Pike, Oak Hill, TN 37220.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 2663, page 104, and in Instrument No. 20130816-0086303 Register's Office for Davidson County, Tennessee.

3. Right-of-way easement as contained in Book 2928, page 256, Register's Office for Davidson County, Tennessee.

4. Public Utilities easement as contained in Book 3316, page 281, Register's Office for Davidson County, Tennessee.

5. Covenants, Conditions and Restrictions of record in Book 2663, page 104 and Book 2860,

page 280, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 20 day of January, 2022.

HAZEL DEVELOPMENT, LLC, a Tennessee Limited Liability Company

By: _____
MARK HAZELWOOD, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared MARK HAZELWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the CHIEF MANAGER of **HAZEL DEVELOPMENT, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such Chief Manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by MARK HAZELWOOD, CHIEF MANAGER, respectively.

WITNESS my hand and official seal this 19th day of January, 2022.

SANDY MCCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires:
7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $6,600,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 21 day of January, 2022.

_____
Notary Public

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
10/11/25