WARRANTY DEED

Karen Johnson Davidson County
Batch# 817364 DEEDWARR
03/08/2022 01:46:30 PM 5 pgs
Fees: $28.00 Taxes: $481.00
20220308-0026477

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to me on 14th day of February, 2022.

NOTARY PUBLIC

My Commission Expires: 10-

AMANDA S. YOUNG
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (WHB)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35167

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Golden Local, LLC 2802 Paden Drive, Unit B Nashville, TN 37206	**Golden Local LLC** **2802 Paden Drive Unit B** **Nashville, TN 37206**	161-07-0-134.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Cheryl Kay Gentry and Karen Sue Ross as Successor Death Trustees and Beneficiaries of the revocable HILL LIVING TRUST, dated September 29, 1998**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **GOLDEN LOCAL, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greenleaf Heights, Phase II of record in Plat Book 6900, Page 762, 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 a portion of the same property conveyed to Cheryl Kay Gentry and Karen Sue Ross as Successor Death Trustees of the revocable Hill Living Trust, dated September 29, 1998 by Quitclaim Deed from Cheryl Kay Gentry and Karen Sue Ross, as heirs and beneficiaries of the Estate of Leonard E. Hill and the Estate of Katie Lou Hill, of record in Instrument No. 202203080026476, Register's Office for Davidson County, Tennessee, dated _____, 2022 and recorded on _____, 2022.

Said Katie Lou Hill became deceased on December 5, 2011. Said Leonard E. Hill became deceased on February 18, 2013.
Heirship Affidavit recorded in Instrument No. 20211004-0133356, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**

2. **Subject to all matters shown on the Plan of record in Plat Book 6900, Page 762, Plat Book 3500, Page 130 and Plat Book 5200, Page 260, Register's Office for Davidson County, Tennessee.**

3. **Easement to Piedmont Natural Gas Co. of record in Book 8309, Page 493, in the Register's Office for Davidson County, Tennessee.**

4. **Restrictions of record in Book 2963, Page 153, Book 3098, Page 639, and Book 7661, Page 519, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

5. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as unimproved property located at 5124 Leath Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

HILL LIVING TRUST, DATED SEPTEMBER 29, 1998

By: Karen Sue Ross
Karen Sue Ross, as Successor Death Trustee and Beneficiary

STATE OF Georgia)
COUNTY OF Carroll)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Karen Sue Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the **Successor Death Trustee and Beneficiary of the revocable HILL LIVING TRUST, DATED SEPTEMBER 29, 1998**, the within named bargainor, and that she as such Successor Death Trustee and Beneficiary executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Death Trustee and Beneficiary.

Witness my hand and seal, this 10th day of February, 2022.

Brenda S Maxwell
Notary Public, State of Georgia
My Commission Expires: 24 JAN 25

BRENDA S MAXWELL NOTARY PUBLIC CARROLL COUNTY, GEORGIA

WITNESS our hands this 11 day of February, 2022.

HILL LIVING TRUST, DATED SEPTEMBER 29, 1998

By: Cheryl Kay Gentry
Cheryl Kay Gentry, as Successor Death Trustee and Beneficiary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Cheryl Kay Gentry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the **Successor Death Trustee and Beneficiary of the revocable HILL LIVING TRUST, DATED SEPTEMBER 29, 1998**, the within named bargainor, and that she as such Successor Death Trustee and Beneficiary executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Death Trustee and Beneficiary.

Witness my hand and seal, this 11 day of February, 2022.

Dayne Paul Geyer
Notary Public, State of Tennessee
My Commission Expires: May 7, 2024

DAYNE PAUL GEYER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES May 07, 2024

Tennessee Certification of Electronic Document

I, Melissa Loew, 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 2/11/22 (date of document).

Affiant Signature

2/15/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY