Karen Johnson Davidson County
Batch# 832222 DEEDWARR
03/31/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,159.95
20220331-0037386

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 7-17-22
File No. G22-15732

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremiah Matthew Steimle	New Owner	023-00-0-038.00
(NAME)	(NAME)	
2237 Claylick Rd	,	
(STREET ADDRESS)	(STREET ADDRESS)	
Whites Creek, TN 37189	,	
(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, **Bugsy Kershaw, LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeremiah Matthew Steimle, unmarried**, 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:

LAND in Davidson County, Tennessee, being that certain lot on the one lot subdivision of the Plat of the M.E. Link Subdivision, of record in Plat Book 11190, Page 147, and corrected in Instrument No. 20000207-0012220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bugsy Kershaw, LLC by Substitute Trustee's Deed from J. Phillip Jones, as Substitute Trustee, dated 2/23/2021 and recorded 3/5/2021 in Instrument No. 20210305-0029139, in the Register's Office of Davidson County, Tennessee. The said J. Phillip Jones having been appointed Substitute Trustee by instrument dated 2/13/2017 and recorded 2/27/2017 in Instrument No. 20170227-0018961, said Register's Office. Being the same property previously conveyed to Kristen M. MacKenzie, unmarried, by Warranty Deed from Paula M. Beard, an unmarried woman, dated 10/17/2003 and recorded 10/22/2003 in Instrument No. 20031022-0156435, Register's Office for 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 2237 Clay Lick Road, Whites Creek, TN 37189.

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 23rd day of March, 2022.

Bugsy Kershaw, LLC, a Limited Liability Company

By:_____
Sammy Kershaw, Member

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sammy Kershaw, Member of Bugsy Kershaw, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of March, 2022.

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

Notary Public My Commission Expires:_____

PREPARED BY AND RETURN TO:

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

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-23-22 (date of document).

Date: 3-24-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 24th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON