This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17058-KV

Karen Johnson Davidson County
Batch# 877826 DEEDWARR
06/24/2022 03:10:30 PM 5 pgs
Fees: $28.00 Taxes: $370.00
20220624-0072743

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 16th day of June, 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremiah Lindgren and Natasha Lindgren 6021 Lickton Pike Goodlettsville, TN 37072	New Owner	017-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged that **Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company,** having been administratively dissolved by the Tennessee Secretary of State, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeremiah Lindgren and Natasha Lindgren, a married couple**, 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 the 10th Civil District of Davidson County, Tennessee, described as Tract No. 4 on survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:

BEGINNING at an iron pin set on the northwesterly margin of Lower Walker's Creek Road, said point being 265 feet north of the southeast corner of the Margaret Stampfill property; thence along the northwesterly margin of Lower Walker's Creek Road S 65 degrees 25' 50' West 265 feet to an existing iron post, thence leaving the northwesterly margin of Lower Walker's Creek Road North 24 degrees 44' 25' West 79.37 feet to an existing iron pin; thence South 75 degrees 15' 12" West 261.50 feet to a point; thence North 27 degrees 51' 55" West 146.48 feet to a corner post; thence, South 69 degrees 53' 11" West 196.38 feet to a corner post; thence North 25 degrees l' 00' West 588.80 feel to an iron pin set by a post; thence North 67 degrees 13' 34" East 200 feet to an iron pin set; thence South 62 degrees 50' 4" East 710.95 feet to an iron pin set; thence South 41 degrees 40' 7" East 246.75 feet of the point of beginning, containing 7.575 acres, more or less.

Being the same property conveyed to Four Guys in Goodlettsville LLC, a Tennessee limited liability company, by Warranty Deed from Chris Gingles and Ann Gingles, husband and wife, dated October 17, 2016, recorded October 19, 2016, of record in Instrument No. 20161019-0110679, Register's Office for

Davidson County, Tennessee. Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company, having now been administratively dissolved by the Tennessee Secretary of State, does hereby convey its interest in said property above as part of the winding up of the limited liability company, pursuant to TCA § 48-245-302, et al. Four Guys in Goodlettsville LLC, having been owned and operated by Christopher Shannon, Nicholas Norman, Jonathan Rush, and Stewart Smith, as Members.

This is unimproved property located at: **2845 Lower Walkers Creek Road, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2022.

GRANTOR:

Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company

By: Christopher Shannon, member, by Nicholas Norman his attorney in fact
Christopher Shannon, Member, by Nicholas Norman his Attorney in Fact

By: Nicholas Norman, member
Nicholas Norman, Member

AND

Christopher Shannon, individually, by Nicholas Norman his attorney in fact
Christopher Shannon, indivudally, by Nicholas Norman his Attorney in Fact

Nicholas Norman, individually
Nicholas Norman, individually

202206240072743

STATE OF INDIANA
COUNTY OF Elkhart

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nick Bryant Norman the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company, the maker, and as such Members, are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2022.

Yaritza Hernandez
Notary Public
My Commission expires: 01/03/2029

STATE OF INDIANA
COUNTY OF Elkhart

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Norman, , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company, the maker, and as such Members, are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of June, 2022.

Yaritza Hernandez
Notary Public
My Commission expires: 01/03/2029

STATE OF INDIANA
COUNTY OF Elkhart

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Norman the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Christopher Shannon ("Principal"), Individually and as Member of Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company, as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 16th day of June, 2022.

Yaritza Hernandez
Notary Public
My Commission expires: 01/03/2029

NOTARY PUBLIC SEAL STATE OF INDIANA
YARITZA HERNANDEZ,
Notary Public
Within and for the county of Elkhart
and the state of Indiana
Commission Number NP0730770
My Commission Expires 01/03/2029

GRANTOR:

Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Rush, Member

AND

_____
Jonathan Rush, individually

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Rush, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17h day of June, 2022.

TARA R RICE
Notary Public-State of South Carolina
My Commission Expires
February 08, 2031

_____
Notary Public Tara R. Rice
My Commission expires: 02/08/2031

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonahtan Rush the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Members of Four Guys in Goodlettsville LLC, a Tennessee Limited Liability Company, the maker, and as such Members, are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2022.

TARA R RICE
Notary Public-State of South Carolina
My Commission Expires
February 08, 2031

_____
Notary Public Tara R. Rice
My Commission expires: 02/08/2031

202206240072743

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/17/22 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/17/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM