Karen Johnson Davidson County
Batch# 906538 DEEDWARR
08/23/2022 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220823-0094954

WARRANTY DEED

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

LR-CR-22-5171

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katie Smith	**New Owner**	
(NAME) **5171 Whites Creek Pike**	(NAME)	**030-00-0-004.01**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATIE SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land lying in Davidson County, Tennessee, being Tract No. 1 on the Unrecorded map of the division of the Robert O' Connor land described According to a survey by southern land surveying company. Said property Fronts 80.7 feet on Whites Creek Pike beginning at a common corner of tract No. 2; thence on a radius of 39.0 feet at the intersection of an unnamed 50.0 Foot roadway this with the southerly margin of said roadway north 59 Degrees 08 minutes east 234.05 feet; thence south 30 degrees east 100 feet; Thence south 57 degrees 52 seconds west 259.85 feet to the easterly margin of Whites Creek Pike to the point of beginning.

Being the same property conveyed to Lewis Cassidy, a married man by Warranty deed from Mary McWhirter, married of record in Instrument No. 20111012-0079208 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on October 12, 2011.

Being the same property conveyed to Lewis Cassidy, unmarried by QuitClaim deed from Tina Cassidy, unmarried of record in Instrument No. 20211022-0141853 Register's Office for Davidson County, Tennessee, dated October 16, 2021 and recorded on October 22, 2021.

Being the same property conveyed to Redemption Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Lewis Cassidy, unmarried of record in Instrument No. 20211022-0141854 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 22, 2021.

Being the same property conveyed to Easy Holdings, LLC, a Tennessee Limited Liability Company by Warranty deed from Redemption Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202112060161414 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 06, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Agreement for Dedication of Easement of record in Book 7510, Page 160, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5171 Whites Creek Pike, Whites Creek, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, 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.

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2022.

Easy Holdings, LLC, a Tennessee Limited Liability Company

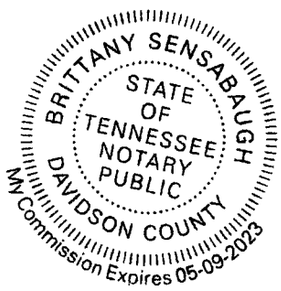
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 19th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 22-17871-RL

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 **August 19, 2022**.

Kathy Smith
Affiant Signature

August 19, 2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this **19th day of August, 2022**.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

