WARRANTY DEED

Karen Johnson Davidson County
Batch# 957031 **DEEDWARR**
01/03/2023 09:58:11 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230103-0000129

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GSB Properties, LLC, a Tennessee limited liability company	GSB Properties, LLC, a Tennessee limited liability company	064-16-0D-004-00
(NAME) PO Box 337	(NAME) PO Box 337	
(ADDRESS) Mt Juliet, TN 37122	(ADDRESS) Mt Juliet, TN 37122	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Wyatt H. Pickler, and wife and Sarah S. Pickler**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **GSB Properties, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 182, on the Plan of Truxton Park, Section One, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wyatt H. Pickler and wife, Sarah S. Pickler by Warranty Deed from Jonathan P. Pettus and wife, Betsi E. Pettus, dated 03/25/2011, of record in Instrument 201103290024165, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Instrument No. 20001026-0106272, (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 20001030-0107559, (3) Easement including terms and conditions thereof as recorded in Book 6827, Page 499, (4) Easement including terms and conditions thereof as recorded in Instrument No. 20000824-0083612, (5) Easement including terms and conditions thereof as recorded in Instrument No. 20001208-0121300, (6) Miscellaneous recorded 01/13/1983 of record in Book 5992, Page 441, (7) Charter recorded 11/01/2000 of record in Instrument No. 20001101-0108603, (8) By-laws recorded 11/01/2000 of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2013 Remington Park Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 29th day of December, 2022.

Wyatt H. Pickler

Sarah S. Pickler

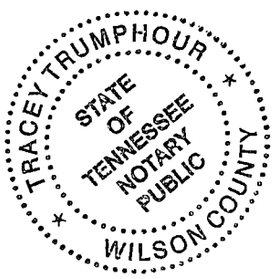
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wyatt H. Pickler and Sarah S. Pickler**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of December, 2022.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122