Karen Johnson Davidson County
Batch# 962846 DEEDWARR
01/20/2023 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20230120-0004660

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$219,000.00**

Subscribed and sworn to before me this 19th day of January, 2023.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Michelle Ulmer & Shirley K. Hart **1009 Primrose Drive** **Greenbrier, TN 37073**	**Same as new owner.**	**025-04-0-024.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MECHTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, has this day bargained and sold, and does hereby transfer and convey unto the said **MICHELLE ULMER, MARRIED, AND SHIRLEY K. HART, UNMARRIED, AS EQUAL TENANTS IN COMMON,** the Grantees herein, their successors, heirs and assigns, certain real estate in Robertson County, Tennessee, as follows:

SITUATED in the City of Goodlettsville, and described according to a survey by Donald R. Carver, Surveyor No. 271, dated February 19, 1983, as follows:

BEGINNING at a point in the westerly margin of Dickerson Road, also known as Main Street, Goodlettsville, Tennessee, said point being 169 feet north of the intersection of Dickerson Road and West Cedar Street, a corner to H. Stennis Smith, et al; thence, west 34.0 feet to a point; thence north 4 feet; thence, northwest 45.7 feet to the easterly margin of Lick Street; thence, with the said margin of Lick Street, north 18.0 feet to a point in the line of Lynch; thence, with the line of Lynch, east 82.0 feet to a point in the westerly margin of Dickerson Road; thence, with the said margin of Dickerson Road, South 28.0 feet to the point of beginning.

Included as a part of this conveyance is an easement for parking and being the southerly most 25 feet by 100 feet deep of the property to the rear of the property herein conveyed and west of Lick Street and being the same property conveyed by deed of record in Book 1308, page 95, Register's Office for said County. This is a permanent easement running with the land.

Being the same property conveyed to MECHTA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DENNIS WADE AND WIFE, VICKIE WADE, of record as Instrument No. 20160115-0004270, dated January 14, 2016, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 19 day of January, 2023.

x _____

MECHTA, LLC
By: Tom Lochbihler, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **RUSSELL E. FREEMAN**, a Notary Public in and for said County and State, **Tom Lochbihler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be an authorized agent of MECHTA, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company, MECHTA, LLC as an agent.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 19 day of January, 2023.

My Commission Expires: 12/03/2024 _____
NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 1/19/23 [DATE].

AFFIANT SIGNATURE

1/20/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 20 day of January, 2023.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

