WARRANTY DEED



#16738

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Marigolds Properties, LLC, a Tennessee Limited Liability Company	NEW OWNER	086140a20400co
(NAME)	(NAME)	Karen Johnson Davidson County Batch# 987456 **DEEDWARR** 04/03/2023 09 18 32 AM 2 pgs Fees $13 00 Taxes $925 00
704 Mickelson Way		
(ADDRESS)	(ADDRESS)	20230403-0023733
Lebanon TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sandra Marie Kelley, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marigolds Properties, LLC, a Tennessee Limited Liability Company,** 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

Being Unit 204 on the Plan of Hermitage Meadows Subdivision, Stage Three, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

Being the same property conveyed to Sandra Marie Kelley, by deed of record in Book 7465 , Page 494 , Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 204 Thistle Lane, 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 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 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 hands this 30th day of March, 2023

Sandra Marie Kelley

Sandra Marie Kelley

State of Tennessee
County of Davidson

Personally appeared before me Sandra Marie Kelley, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 30th day of March, 2023

Notary Public
My Commission Expires

File No 16738

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024