WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DM-MP-23-5160

(Al

Karen Johnson Davidson County
Batch# 1005070 **DEEDWARR**
05/18/2023 12 02 49 PM 2 pgs
Fees $13.00 Taxes $1,609 50

20230518-0037369

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	
GIL Authentic LLC	**New Owner**	
(NAME)	(NAME)	**149 07 0B 019 00**
805 Caroline Drive	**245 Towes Lane**	
(ADDRESS)	(ADDRESS)	
Yukon, OK 73099	**Clarksville, TN 37043**	
(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, **MYRION R PILLOW, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GIL AUTHENTIC LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,** 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 in Davidson County, Tennessee, being Lot No 119 on the Plan of Phase One Canyon Ridge Subdivision, of record Plat Book 9700, Page 805, Amendment in Instrument No 20031006-0146727, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to William A Pillow and wife Myrion R Pillow, by Warranty Deed from T F Homes, LLC, of record in Instrument No 20050204-0013500, in the Register's Office of Davidson County, Tennessee, dated February 03, 2005 and recorded on February 04, 2005

William A Pillow died, on June 10th, 2013, leaving Myrion R Pillow as sole owner

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One Canyon Ridge Subdivision, as recorded in Plat Book 9700, Page(s) 805, as Amendment in Instrument No 20031006-0146727
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two Canyon Ridge Subdivision, as recorded in Instrument No 20031124-0170362
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20031002-0145846, as Amendment recorded in Instrument Nos 20031218-0180508, 20041008-0121636
- Easement for Water and Sewerage Services, recorded in Book 7097, Page 193
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5160 Pebble Creek Drive, Antioch, Tennessee 37013**

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 12th DAY OF MAY, 2023

Myrion R. Pillow by K. Pillow, Attorney-in-Fact

Myrion R Pillow by Kelvin M Pillow as Attorney-in-Fact

POA in Inst. 20230313-0017846, Rec'd

STATE OF ~~TENNESSEE~~ DC
COUNTY OF ~~DAVIDSON~~ DC

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelvin M Pillow, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MYRION R PILLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said MYRION R PILLOW

Witness my hand and official seal, this the 12th of May, 2023

Notary Public
My Commission Expires 3/14/2023
(SEAL)

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

CARMEN E. BARNES NOTARY PUBLIC EXP. 3-14-26 DISTRICT OF COLUMBIA