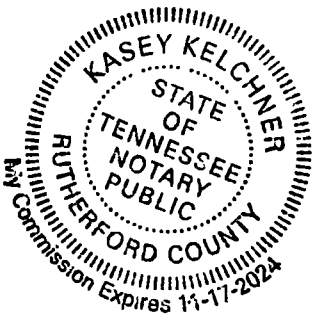


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of June, 2023

NOTARY PUBLIC

My commission expires ___

Karen Johnson Davidson County
Batch# 1014918 **DEEDWARR**
06/14/2023 09 38 45 AM 2 pgs
Fees: $13 00 Taxes: $555 00

20230614-0045285

Return to:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#16880

THIS INSTRUMENT PREPARED BY & RETURN
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Isaac Henry Mills, II and Georgeanne Shirling	NEW OWNER	017-00-0-190.00
(NAME)	(NAME)	
~~0 Lickton Pike~~	225 McCoin Dr	
(ADDRESS)	(ADDRESS)	
~~Goodlettsville, TN 37072~~	Goodlettsville, TN 37072	

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Galbreath Brothers Plumbing Co., Inc., a Tennessee corporation,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Isaac Henry Mills, II, unmarried and Georgeanne Shirling, unmarried, as joint tenants with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in the 10th Civil District of Davidson County, Tennessee, described according to survey of Ralph Lambert, Surveyor, dated August 1, 1967, as follows

Beginning at a point in the center of Lickton Pike at the intersection of the Center of Lickton Pike and Union Hill Road, thence with the center of Lickton Pike S 32° 4' West 50 feet, S 21° 26' West 50 feet, S. 9° West 50 feet, S 3° 59' West 100 feet, S 3° 15' East 75 feet, S 9° 40' East 75 feet, S. 12° 35' East 200 feet and S. 9° 48' East 292 5 feet to a point, thence S 77° East 164.5 feet to a point; thence N. 88° 9' East 36 feet to a point; thence N 80° 20' East 28.2 feet to a point, thence N. 64° 30' East 34 5 feet to a point; thence N. 56° 35' East 34 0 feet to a point, thence north 52° East 72 5 feet to a corner post, thence N. 31° 40' West 475 feet, more or less, to an iron pin, thence N 6° 51' East 465 feet, more or less, to a point in the center of Union Hill Road, thence with the center of said Road North 85° 28' West 23 feet, North 89° 35' West, 75 feet, and South 66° 21' West 117 6 feet to the point of beginning, containing 5-1/2 acres, more or less

Being the same property conveyed to GALBREATH BROTHERS PLUMBING CO , INC , A TENNESSEE CORPORATION, by deed from CARMINE SERINO AND WIFE, VIOLA SERINO, of record in Book 5162, page 801, dated April 12, 1977, said Register's Office

This property is __unimproved _X_improved property known as: 0 Lickton Pike, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 9th day of June, 2023

Galbreath Brothers Plumbing Co , Inc , a Tennessee corporation

BY Edward C. Galbreath III. & D.C. DIRECTOR
Edward C Galbreath, III, Sole Director

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Edward C Galbreath, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Director of Galbreath Brothers Plumbing Co , Inc , the within named bargainors, a corporation, and that such officers executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Director

Witness my hand and official seal, this the 9th day of June, 2023

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY