Karen Johnson Davidson County
Batch# 1030267 DEEDWARR
07/25/2023 10 37 17 AM 2 pgs
Fees $13 00 Taxes $2,589 63
20230725-0057223

Warranty Deed

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $699,900 00 April Bennett Affiant Subscribed and sworn to before me, this the 20th day of July, 2023 Karen Boswell Notary Public My commission expires 2/26/25

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GCT-23-5124

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To	Map/Parcel Numbers:
The Joseph Alexander Trust, dated June 22, 2023	same as new owner	161-07-0-134 00
3310 West End Ave Ste 400		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GOLDEN LOCAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILLIAN WILLIAMS, TRUSTEE OF THE JOSEPH ALEXANDER TRUST, DATED JUNE 22, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 1, on the Plan of Greenleaf Heights, Phase II of record in Plat Book 6900, Page 762, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Leonard E. Hill, and wife, Katie Lou Hill by Warranty Deed from Metro Enterprises, Inc., a Tennessee Corporation of record in Book 4293, Page 605 Register's Office for Davidson County , Tennessee, dated December 17, 1968 and recorded on December 12, 1968.

Being a portion of the same property conveyed to Leonard E Hill and D. Leslie Hill, as tenants in common by Warranty Deed from Kenneth T. Duncan and wife, of record in Book 5617, Page 522, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 25, 1980.

Being a portion of the same property conveyed to Leonard E. Hill and wife, Katie Lou Hill by Frank C. Ingraham, Trustee by Quitclaim Deed from Leonard E. Hill and D Leslie Hill of record in Book 11199, page 120, Register's Office for Davidson County, Tennessee, dated October 28, 1998 and recorded on November 10, 1998 and within the same deed the said Frank C. Ingraham, Trustee conveyed his interest in the subject property to Leonard E Hill and wife, Katie Lou Hill

Being a portion of the same property conveyed to Leonard E. Hill and Katie L. Hill, Trustees, or their successors in trust, under the revocable Hill Living Trust, dated September 29, 1998, and any amendments thereto by Warranty Deed from Leonard E Hill and wife, Katie Lou Hill of

record in Book 11238, Page 544 Register's Office for Davidson County , Tennessee, dated September 29, 1998 and recorded on December 04, 1998.

Katie L. Hill having become deceased on or about December 5, 2011.

Leonard E. Hill having become deceased on or about February 18, 2013.

See Affidavit of Heirship in Instrument No 20211004-01233356, in said Register's Office

Being the same property conveyed to Cheryl Kay Gentry and Karen Sue Ross, as Successor Death Trustees and Beneficiaries of the revocable Hill Living Trust, dated September 29, 1998, by Quitclaim Deed from Cheryl Kay Gentry and Karen Sue Ross, as heirs and beneficiaries of the Estate of Leonard E Hill and the Estate of Katie Lou Hill, dated February 11, 2022 and recorded March 8, 2022 in Instrument No. 20220308-0026476, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Golden Local, LLC, a Tennessee limited liability company by Warranty Deed from Cheryl Kay Gentry and Karen Sue Ross, as Successor Death Trustees and Beneficiaries of the revocable Hill Living Trust, dated February 14, 2022 and recorded March 8, 2022 in Instrument No 20220308-0026477, Register's Office of Davidson County, Tennessee

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

The address of the herein described property is believed to be 5124 Leath Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2023.

Golden Local, LLC, a Tennessee Limited Liability Company

By: _____
Josh T. Martin, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Josh T Martin, 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 Managing Member of Golden Local, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained

Witness my hand and seal this 20th day of July, 2023

_____
Notary Public

My Commission Expires. 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025