WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-23-2906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Jason Schmidt, Sr.	New Owner	117 04 0 398.00
(NAME) 2906 Belmont Blvd. Nashville, TN 37212	(NAME) Same 2906 Belmont Blvd Nashville, TN 37212	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TIMOTHY JASON SCHMIDT, SR.**, hereinafter called the Grantee(s), their heirs 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. 4 on the Plan of A Subdivision of Lots Number 161-160-128-129-130 and 131 of the Plan of Victoria Place, of record in Plat Book 421, Page 4, Register's Office for said County, being parts of Lots Nos. 128 and 129 in said Victoria Place, described as follows:

Beginning on the Easterly margin of Belmont Boulevard 166 feet 2 1/4 inches Southerly from the Southerly margin of Cedar Lane, formerly Victoria Avenue, being the corner of Lots Nos. 4 and 5 in said subdivision; thence with the Easterly margin of said Boulevard, Southerly 55 feet 4 3/4 inches to the corner of Lots Nos. 3, and 4 in said subdivision; thence with the line between said two lots, Easterly 157 feet, more or less, to the Westerly margin of an alley; thence with the Westerly margin of said alley, Northerly 53 feet to the corner of said Lots Nos. 4 and 5; thence Westerly with the line between said two lots 152 1/2 feet, more or less to the beginning.

Being the same property conveyed to WGH Properties, LLC, a Tennessee Limited Liability Company, from Virginia Dorris Taylor, unmarried, by Warranty Deed dated July 23, 2021, recorded July 27, 2021, in Instrument No. 20210727-0100598, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to White Goat Holdings, LLC, a Tennessee limited liability company, from WGH Properties (incorrectly identified as WGH Properties, LLC, a Tennessee limited liability company, in the Warranty Deed recorded in Instrument No. 20210727-0100598, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021) an assumed name of White Goat Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 18, 2022, recorded January 19, 2022, in Instrument No. 20220119-0007240, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1033432 DEEDWARR
08/02/2023 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $13,690.00
20230802-0059546

20230802-0059546

This is **improved** property, known as 2906 Belmont Boulevard, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (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 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 26th day of July, 2023.

White Goat Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Ryan Stringfellow, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G. LaFever of the state and county mentioned, personally appeared Ryan Stringfellow, Member of White Goat Holdings, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of White Goat Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Stringfellow, Member of White Goat Holdings, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville TN, this 26th day of July, 2023.

_____
Notary Signature

Printed Name: Adam LaFever

My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/26/2023** (date of document).

Affiant Signature

7/26/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **JULY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

