# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038825 DEEDWARR
08/16/2023 09 22 58 AM 2 pgs
Fees. $13 00 Taxes $44 40

20230816-0063737

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NO(S) |
|---|---|---|
| Lamon Enterprises, LLC | NEW OWNER | 6-41 p/o |
| (NAME) | (NAME) | |
| 7420 Bethel Road | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No 20220363 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **R & A Properties, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lamon Enterprises, LLC**, 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

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows

Beginning at an iron pin (old), a corner of a tract of land which belongs to Laura Lonow, having a deed reference in Instrument No. 20201112-0132875, Register's Office for Davidson County, Tennessee, the NE corner of this tract and continuing with the boundary of said tract of land which belongs to Laura Lonow as follows S 05°21'03"W 123 27 feet to an iron pin (old), thence S 24°51'03'W 32 36 feet to an iron pin (old), thence S 09°09'30"W 587 26 feet to an iron pin (old), a common corner of said tract of land which belongs to Laura Lonow and a tract of land which belongs to Lamon Enterprises, LLC, having a deed reference in Instrument No 20200826-0096599, Register's Office for Davidson County, Tennessee, thence N 84°21'23"W 222 87 feet to an iron pin (old) in the northerly boundary of said tract of land which belongs to Lamon Enterprises, LLC, a corner of a second tract of land which belongs to Lamon Enterprises, LLC, having a deed reference in Instrument No 20200826-0096599, Register's Office for Davidson County, Tennessee, thence with the boundary of said second mentioned tract of land which belongs to Lamon Enterprises, LLC, as follows N 24°47'38"E 669 00 feet to an iron pin (old), thence N 05°08'12"E 109 77 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Lamon Enterprises, LLC, thence with a new line S 82°20'39"E 50 42 feet, to the point of beginning, containing 2 05 acres, more or less, according to survey by Steven E Artz, Tennessee License No 1708, dba Steven E Artz and Associates, Inc , 4779 Highway 41 North, Springfield, TN 37172, dated 04/14/2021

BEING a portion of the same property conveyed to R&A Properties, Inc by General Warranty Deed from Ramona R Jones, dated March 4, 2003 and filed of record in Instrument No 20030305-0029143, Register's Office for Davidson County, Tennessee

Subject to easement appearing of record in Book 5512, page 686, Register's Office for said County

Lack of ingress and egress to and from the subject property

Unimproved ☒

This is improved ☐ property, known as 2 05 acres on Baker Station Road, Goodlettsville, TN 37072
(House No ) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 14th day of August, 2023

R & A Properties, Inc

By Ron Wall, President

STATE OF Tennessee )
County OF Robertson )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ron Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of R & A Properties, Inc , the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President (or other authorized officer)

Witness my hand, at office, this 14th of August, 2023

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027