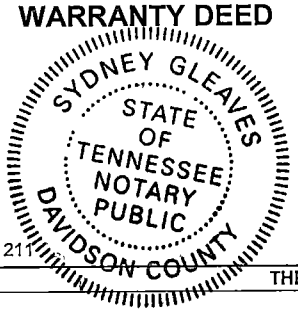
WARRANTY DEED



J-GH-22-1211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES 1-4-27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1062493 DEEDWARR
10/18/2023 01 01 06 PM 2 pgs
Fees $13 00 Taxes $2,960 00

20231018-0081748

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	
GOODLETTSVILLE PARTNERS LLC	**NEW OWNER**	
(NAME)	(NAME)	033-00-0-034 00
425 Glastonbury Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **GITA BANKER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GOODLETTSVILLE PARTNERS LLC, A TENNESSEE 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

Being the North part of Lot No 5 on the Map of Eppy Cunningham Lands, of record in- Book 58, page 56, of the Register's Office for said County, and described according to a copy of a survey thereof made December 16, 1940, by W B Southgate, Surveyor, as follows

Beginning at a point in the center line of the Dickerson Pike at the corner of Lots Nos 4 and 5, thence with the center line of said Pike South 52 1/2 degrees West 576 feet to a point, thence continuing with the center line of said Pike, around a slight curve Southwesterly 251 5 feet to a point in the Easterly line of Lot No 6, thence with the line between Lots Nos 5 and 6, North 1 1/2 degrees East 1360 feet to a post, thence North 81 1/4 degrees East 400 feet and North 84 degrees East 255 feet to a post at the corner of Lots Nos 4 and 5, South 1 1/2 degrees West 953 feet to the point of beginning, containing 17 4 acres more or less

Less and Except portion of property in Warranty Deed in Book 1534, Page 434 and Deed of Correction in Book 3459, Page 386 Less and Except portion of property in Warranty Deed in Book 1630, Page 85 and Deed of Correction in Book 3459, Page 366, Less and Except portion of property in Warranty Deed in Book 2541, Page 475 and Deed of Correction in Book 3459, Page 382 and Less and Except portion of property in deed in Book 3309, Page 396

Being the same property conveyed to Gita Banker, married, by Warranty Deed from Nashville Dickerson Partners, GP, a Tennessee General Partnership, executed on 8/25/2022 and filed for record on 8/31/2022 as Instrument Number 20220831-0098123, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Sanitary Sewer Easement of record in Book 7695, Page 584, in the Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1211 S Dickerson Rd , Goodlettsville, Tennessee 37072**

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 16th DAY OF OCT., 2023

Gita Banker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GITA BANKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19 of October, 2023

Notary Public
My Commission Expires: 4-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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