Karen Johnson Davidson County
Batch# 1124313 DEEDWARR
04/18/2024 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240418-0027642

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,500,000.00**

Subscribed and sworn to before me this 15th day of April, 2024.

Notary Public **Affiant**
My Commission Expires: 7/2/24

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
PAL2024, LLC **600 Rivergate Parkway** **Goodlettsville, TN 37072**	Same as New Owner	**026-09-0-100.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James T. Cantrell, II and wife, Linda F. Cantrell**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **PAL2024, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The following described tract or parcel of real property in Davidson County, Tennessee:

Beginning at a monument located in the westerly margin of Two Mile Pike 24.8 feet South of a concrete monument marking the beginning of the relocation of Two Mile Pike; thence along the westerly margin of Two Mile Pike 137.9 feet to a concrete monument; thence continuing along a curve with a radius of 209.40 feet curving southwesterly a distance of 205.2 feet to an iron pin marking the beginning of the intersection of Two Mile Pike, as relocated, and the proposed relocation of Frances Street; thence around a curve 39.3 feet to an iron pin located in the northeasterly margin of the relocated Frances Street; thence continuing with said northeasterly boundary 175 feet to a point; thence northeasterly 245 feet more or less to the point of beginning.

Being the same property conveyed to Terrell N. Cantrell and wife, Margaret B. Cantrell by Warranty Deed from Carole Chitwood, Co-Trustee and H. H. Chitwood, Jr., Co-Trustee of record in Book 9880, page 668, Register's Office for Davidson County, Tennessee, dated November 29, 1995 and recorded on December 06, 1995.

Terrell N. Cantrell died on or about July 28, 1998, leaving Margaret B. Cantrell, as surviving tenant by the entirety.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Being the same property further conveyed to James T. Cantrell, II and wife, Linda F. Cantrell by Warranty Deed from Margaret B. Cantrell of record in Instrument No. 20181004-0098566 Register's Office for Davidson County, Tennessee, dated September 26, 2018 and recorded on October 04, 2018.

This is improved property known as: 600 Rivergate Parkway, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 15th of April, 2024.

James T. Cantrell II

Linda F. Cantrell

Linda F. Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **James T. Cantrell II and Linda F. Cantrell,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 15th day of April, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 4/15/24.

Date

Brenda Huntsman

Affiant Signature

4/17/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

