# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of April, 2024.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

Karen Johnson Davidson County
Batch# 1125504 DEEDWARR
04/22/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $185.00
20240422-0028663

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Wags and Walks | New Owner | 086-01-0-078 |
| (NAME) | (NAME) | |
| 103 B Bonnabrook Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, we, **Kirkland E. Larson, Trustee under the BKGF Properties Trust, dated February 5, 2018 and Shane Witherow,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wags and Walks Inc., a Corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 of James P. Cella Lands, Section 1, not of record.

Beginning at an iron pin in the southwesterly side of Bonnabrook Drive Northwest corner of the Tenneco Oil Company property; thence with said drive North 55 degrees 28' West 50 feet to an iron pin; thence South 33 degrees 15' West 164.51 feet to an iron pin; thence South 55 degrees 24' East 50 feet to an iron pin; Southwest corner of the Tenneco Oil Company property; thence with said Tenneco's Northwesterly line North 33 degrees 15' East 164.57 feet to the beginning, containing 0.19 acres more or less.

Title to the property vested in Kirkland E. Larson, Trustee under the BKGF Properties Trust dated February 5, 2018, by Quitclaim Deed from Kirkland E. Larson of record in Instrument No. 20180419-0036879.

Title to the property vested in Shane Witherow by Warranty deed from S. Nixon Pressley, Trustee of record in Instrument No. 20150429-0038389.

Being a portion of the same property conveyed to Kirkland E. Larson, Trustee under the BKGF Properties Trust dated February 5, 2018, by Quitclaim Deed from Kirkland E. Larson of record in Instrument No. 20180419-0036879 dated April 12, 2018, recorded April 19, 2018, Register's Office Davidson County, Tennessee.

Certification of Trust for Kirkland E. Larson, Trustee under the BKGF Properties Trust Dated February 5, 2018, of record in Instrument No. 20181210-0119851, Register's Office for Davidson County, Tennessee.

See also Certification of Trust for BKGF Properties Trust dated February 5 ,2018, of record in Instrument No. 202404220028664 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to S. Nixon Pressley, Trustee by Warranty Deed from Kirkland E. Larson for the express purpose of making a re-conveyance to create a tenancy in common between Kirkland E. Larson and Shane Witherow of record in Instrument No. 20150429-0038389 dated April 24, 2015, recorded April 29, 2015, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 103 B Bonnabrook Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 7390-24
Warranty Deed Individual LES rev. 09-2018

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, successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands as of the dates shown below.

BKGF Properties Trust dated February 5, 2018

Shane Witherow Date: 04.16-2024

By: Trustee 4-17-24
Kirkland E. Larson, Trustee Date:

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kirkland E. Larson, Trustee of The BKGF Properties Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17 day of April, 2024.

Kimberley C Kindall
~~S. Nixon Pressley~~
Commission Expires: 3-3-2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Shane Witherow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16 day of April, 2024.

Kimberley C Kindall
~~S. Nixon Pressley~~
Commission Expires: 3.3.2026

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 17, 24 (date of document).

Jennifer L. Pennell

April 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

