This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $244,600.00.

Affiant

Subscribed and sworn before me this the 22 day of October, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1197792
10/25/2024 09:37:20 AM
Fees: $13.00 Taxes: $905.02

Davidson County
DEEDWARR
2 pgs

20241025-0082923

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura Voight	Bank of Tennessee	064-09-0 026.00
210 Commerce St.	P.O. Box 4980	
Old Hickory, TN 37138	Johnson City, TN 37602	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GLOBAL OUTREACH DEVELOPMENTS INTERNATIONAL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA VOIGHT, UNMARRIED, AND CHERYL DAWSON-VOIGHT AND ORVILLE G. VOIGHT, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lots 23, 25, 27, and 29 of Block "K" on the Plan of Hadley's Bend City, of record in Book 421, page 120, Register's Office for said County, and being further described as follows:

Beginning at an iron rod in the northern right of way of Commerce St.at the southeastern corner of the herein described property as described in Instrument 20160831-0091440 and 20230616-0046237 RODC, also being the southwestern corner of the O.I.C. Homes at 206 Commerce St. property as described in Instrument 20180329-0029415 RODC;

Thence, with said right of way, North 78 degrees 57 minutes 35 seconds West, 51.47 feet to an iron rod in the eastern right of way of Hermitage St;

Thence, with said right of way, North 05 degrees 01 minutes 37 seconds West, 76.26 feet to an iron rod at the southwestern corner of the Global Outreach Developments International property as described in Instrument 20230616-0046237 RODC, being Lot 22 Block "K" on the Plat of Hadley's Bend City as shown in Plat Book 421 Page 120;

Thence, with the southern line of Lot 22, North 84 degrees 56 minutes 23 seconds East, 51.87 feet to an iron rod at the northwestern corner of O.I.C.;

Thence, with O.I.C., South 03 degrees 30 minutes 07 seconds East, 90.57 feet to the point of beginning and containing 4,234 Square Feet or 0.097 Acres according to a survey by Steven D. Delle TN RLS # 1710, with Delle Land Surveying Co. on 09-18-2024.

Being a portion of the same property conveyed to Global Outreach Developments International, a Tennessee Corporation, by deed dated 07/15/2016, from Wells Fargo Bank, N.A., a National Association, of record in Instrument Number 20160831-0091440, Register's Office for said County.

Affidavit of Affixation recorded 10/7/24 of record in Instrument Number 20241007-0077685, Register's Office for said County.

Affidavit of Scrivener's Error recorded 10/15/24 correcting Manufacture;s Serial No. of record in Instrument Number 20241015-0079784, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 210 Commerce St., Old Hickory, TN 37138.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22 day of October, 2024.

Global Outreach Developments International

BY: _____
Gregg Garner, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gregg Garner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, Global Outreach Developments International, and that he, as such President, executed the foregoing instrument for the purposes therein contained by signing the name of Global Outreach Developments International by the said Gregg Garner as such President.

Witness my hand and official seal this 22 day of October, 2024.

My commission expires: 9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY