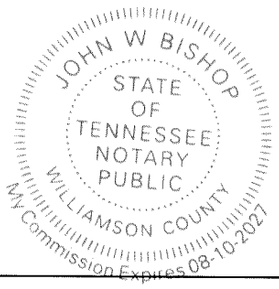
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Golden States Properties, LLC	NEW OWNER	
(NAME)	(NAME)	
188 Front Street Suite 116-34		103 06 0 030.00
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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 , SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOLDEN STATES PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the REVISED PLAN OF RICHLAND MEADOWS, SECTION IV, of record in Plat Book 2330, Page 95, Register's Office for said County.

Said Lot No. 8 fronts 65 feet on the North side of Oakmont Circle and runs back between parallel lines,141.1 feet on the West line and 104.61 feet on the East line to a deadline in the rear on which it measures 75.3 feet.

Being the same property conveyed to Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, by Warranty Deed from Lori Kinney, an unmarried woman, of record in Instrument No. 20240802-0058716, in the Register's Office of Davidson County, Tennessee, dated July 31, 2024, and recorded on August 02, 2024.

Being the same property conveyed to Lori Kinney, by Warranty Deed from Cletus L. Beatty, Charles C. Beatty, Iva Mae Shearer, Ina Rhea Robbins, and Samuel W. Beatty, being all of the heirs at law of Milred F. Beatty, deceased, of record in Instrument No. 20030321-0037769, in the Register's Office of Davidson County,Tennessee, dated February 21, 2003,and recorded on March 21, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2025-182

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Karen Johnson Davidson County
Batch# 1234830 DEEDWARR
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s
Fees: $18.00 Taxes: $1,702.00

unimproved
This is improved x property, known as 5534 Oakmont Circle, Nashville, TN 37209

(House Number) (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 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 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 5th day of February, 2025

SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

BY: Hal S. Mullins, Mem Mg

HAL S. MULLINS, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hal S. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be managing member of Select Home Solutions Group, LLC, a Mississippi limited liability company, the within named bargainor, a limited liability company and that he as such a managing member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as managing member.

Witness my hand and official seal this 5th day of February, 2025.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2025-182

True Copy Certification

I, **Tonya Cherry,** 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 this the 5 day of February, 2025.

Affiant Signature
Date 2/5/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027