WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283804 DEEDWARR
06/10/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250610-0045546

File #25-PA-0217-COMP

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Golden Key Development, LLC	**New Owner**	
(NAME)	(NAME)	**075 13 0 067.00**
116 Agnes Road, Ste 200		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919		
(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,

LEAH BETH ANDERSEN, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GOLDEN KEY DEVELOPMENT, 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:

Land in Davidson County, Tennessee, being Lot No. 289 on the Plan of HERMITAGE HILLS, SECTION II, Revised as of record in Plat Book 2900, Page 112, Register's Office for said County.

Said Lot No. 289 fronts 85 feet on the Northerly side of Bonnaridge Drive and extends back 148 feet on the Easterly line and 144 feet on the Westerly line to a dead line in the rear on which It measures 84.55 feet.

Being the same property conveyed to Leah Beth Andersen, unmarried, by Warranty Deed from Marcia Lynn Beverly McKee, married, of record in Book 9687, Page 800, in the Register's Office of Davidson County, Tennessee, dated May 26, 1995, and recorded on June 01, 1995.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SECTION TWO (REVISED) HERMITAGE HILLS, as recorded in Plat Book 2900, Page(s) 112 and Plat Book 2900, Page 94.
* Restrictive Covenants recorded in Book 3096, Page 5.t)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **217 Bonnaridge Drive, Hermitage, TN 37076**.

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 9th day of June, 2025.

Leah Beth Andersen by Cindy Gail Pryor as Attorney in Fact

Leah Beth Andersen by Cindy Gail Pryor, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CINDY GAIL PRYOR**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LEAH BETH ANDERSEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LEAH BETH ANDERSEN**.

Witness my hand and official seal this **9th** day of **June, 2025.**

C. Loy Carney

Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 9 day of June, 2025.

Affiant Signature

Date 6-9-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

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