Karen Johnson Davidson County
Batch# 1303916 DEEDWARR
07/30/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250730-0060364

Warranty Deed

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00 Affiant Subscribed and sworn to before me, this the 28th day of July, 2025. Notary Public My commission expires: 3-20-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Lee Price, Trustee of La Retraite Trust dated April 24, 2025	Success Mortgage Partners, Inc.	098-00-0-117.00
5227 John Hagar Road	12005 Sheldon Road, Ste. 150	
Hermitage, TN 37076	Plymouth, MI 48170	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN P. SELF AND MARY C. SELF, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LEE PRICE, TRUSTEE OF LA RETRAITE TRUST DATED APRIL 24, 2025**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, described according to a survey by Braden D. Hinson, dated October 23, 1967, as follows:

Beginning at an iron pin on a center line of John Hagar Road 582.95 feet Westerly from the intersection of John Hagar Road and Earhart Road and thence South 85 degrees 49 minutes East 274.55 feet with the center line of said road to an iron pin; thence South 2 degrees 01 minutes East 318.0 feet to an iron pin; thence North 85 degrees 49 minutes West 274.55 feet to an iron pin on the line between G. C. Hicks and the grantor; thence with said line North 2 degrees 01 minutes West 318.0 feet to the beginning and containing 2 acres, more or less.

Tract II:

Land lying and being in Davidson County, Tennessee, and described according to a survey made by Murray D. Shanklin on October 15, 1969, as follows, to wit:

Beginning at the Southeast corner of a 2-acre tract of land that was conveyed to James L. Robinson and wife, Sybil M. Robinson, by Deed from George W. Yokley and wife, Dorisse G. Yokley, of record in Book 4375, Page 478, and re-recorded in Book 4394, Page 380, Register's Office for Davidson County, Tennessee; thence South 2 degrees 01 minute East 160.79 feet to an iron pin; thence North 85 degrees 49 minutes West 274.55 feet to an iron pin; thence North 2 degrees 01 minutes West 160.79 feet to a stake located in the Southwest corner of the 2-acre tract of land heretofore conveyed to James L. Robinson and wife by Deed from George W. Yokley and wife; thence South 85 degrees 49 minutes East 274.55 feet to the point of beginning and containing 1.0 acre more or less.

Being the same property conveyed to John P. Self and Mary C. Self, husband and wife by Warranty deed from Sybil M Robinson of record in Instrument No. 20160902-0092420 Register's Office for Davidson County, Tennessee, dated 9/1/2016 and recorded on 9/2/2016. (Value of consideration shown in aforementioned deed $320,000.00.) Being also known as 5227 John Hagar Road Hermitage, Tennessee 37076.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5227 John Hagar Road, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2025.

John P. Self

Mary C. Self

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John P. Self and Mary C. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2025.

Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/28/2025.

Affiant Signature

7/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY