Karen Johnson Davidson County
Batch# 1437286 DEEDWARR
06/23/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260623-0056527

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$300,000.00**

Subscribed and sworn to before me this 22nd day of June, 2026.

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Golden Key Development, LLC **912 Oak Vale Drive** **Hermitage, TN 37076**	**Golden Key Development, LLC** **116 Agnes Road** **Knoxville, TN 37919**	**075-01-0-056.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Marion Francis Smith, an unmarried man**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Golden Key Development, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the plan of Section Twelve, Hermitage Hills, of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 109 fronts 80.17 feet on the southwesterly margin of -Oak Vale and extends back between parallel lines 135.0 feet to a dead line

Being the same property conveyed to Marion Francis Smith et ux Margie D. Smith by Warranty Deed from George Margrave and wife, Thelma Jean Margrave of record in Book 5239, Page 574, Register's Office for Davidson County, Tennessee, dated December 30, 1977 and recorded on January 03, 1978. Margie D. Smith is now deceased, having died on March 1, 2024, leaving Marion Francis Smith as the sole tenant by the entirety.

This is ( ) unimproved (X) improved property known as: 912 Oak Vale Drive, Hermitage, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd day of June, 2026.

Marion Francis Smith

Marion Francis Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **Marion Francis Smith,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22nd day of June, 2026.

Mary Birthright

NOTARY PUBLIC
My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 6/22/2026 [DATE].

AFFIANT SIGNATURE

6/23/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 23rd day of June, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

