NEW OWNER:
James & Susan McGoldrick
819 South Fairway Road
Glenside, PA 19038

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
053-12-0-275.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-84

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 199354 DEEDWARR
02/26/2019 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190226-0017372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($305,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mathew Ninan and Stacy Diane Ninan, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **James C. McGoldrick, Jr. and Susan E. McGoldrick** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Subdivision of The Bradley Pointe of record in Plat at Instrument No. 20130924-0100096, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mathew Ninan and Stacy Diane Ninan, husband and wife by Warranty deed from Gary A. Cerrito and wife, Bridgette Cerrito of record in Instrument No. 20160705-0068556 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2006.

Being also known as 808 Cerrito Lndg Nashville, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **February, 2019**.

Mathew Ninan

Stacy Diane Ninan

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mathew Ninan and Stacy Diane Ninan, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **February, 2019**.

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/24/2020

****

The actual consideration or value, whichever is greater, for this transfer is $ **305,000.00**.

AFFIANT

Sworn to and subscribed to before me this 21st day of **February, 2019**.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

201902260017372

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).