Name and Address of New Owner:
Greg Goodheart and Denise Goodheart
3752 Moss Rose Dr.
Nashville TN 37216
Send Tax Bills To:
Greg Goodheart and Denise Goodheart
3752 MOSS ROSE DR.
NASHVILLE, TN 37216
This Instrument Prepared By:
Melody Weathers
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 249735 DEEDWARR
06/27/2019 02:45:30 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20190627-0062618

Map & Parcel No: 073-06-0-04500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Estate of Vera S. McClintock,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Greg and Denise Goodheart,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 77, Moss Estates, of record in Book 4860, Page 112, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Vera S. McClintock and Janis M. McClintock, as joint tenants with the specific right of survivorshp by Quitclaim Deed from Harold Reeves, Trustee, recorded on January 06, 1994, and of record in Book 9212, Page 217, Register's Office for Davidson County, Tennessee.
Janis Marie McClintock died May 12, 2011leaving his interest to his spouse Vera Sullivan McClintock died March 06, 2016, leaving her son Ian Stewart Kresge as the only Heir.

This is improved property known as 3752 Moss Rose Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of June, 2019.

Ian Kresge By Niraj Vanmali Attorney in Fact (SEAL)
Ian Stewart Kresge by Niraj Vanmali
Attorney in Fact

_____(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Niraj Vanmali with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Ian Kresge, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ian Kresge by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of June 2019.

My Commission Expires: 3-8-2021

NOTARY PUBLIC

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 13th day of June, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-333

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this said state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires 12.03.19