(1)

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Katlin A. Ryan
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 265038 DEEDWARR
08/01/2019 09:01:47 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20190801-0075825

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
ERIAN T. GODA 7613 Oakfield Way Brentwood, TN 37027	ERIAN T. GODA 7613 Oakfield Way Brentwood, TN 37027	15000021100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The greater of the actual consideration or the value of the property transferred is $570,000.00

Affiant

SUBSCRIBED AND SWORN to before me by Kim Sewell, this 29 day of July, 2019.

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires December 6, 2021

Notary Public
My Commission Expires: 12/6/21

FOR AND IN CONSIDERATION of the sum of Five Hundred Seventy-Thousand Dollars ($570,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SUZETTE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA JOYCE JACKSON ("GRANTOR") have this day bargained and sold and do hereby transfer and convey unto ERIAN T. GODA, a married man, ("GRANTEE") his heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, his heirs and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTOR further covenants and binds herself, her successors and assigns, to warrant and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29 day of July, 2019.

Suzette Johnson, Personal Representative
SUZETTE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONNA JOYCE JACKSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Kim Sewell, of said county, SUZETTE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Personal Representative of the Estate of Donna Joyce Jackson and that she executed the within instrument as Executor for the purposes therein contained.

Witness its hand, this 29 day of July, 2019.

NOTARY PUBLIC

My Commission Expires:
9-30-19

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A tract of land in the Metropolitan Councilmanic District, formerly the Second, and formerly the Third Civil Districts of Davidson County, and being more particularly described as follows:

Beginning at an iron pin in the East right of way of Hobson Pike, said point being approximately 0.3 miles North of the Hobson Pike Hamilton Church Road intersection and near a concrete box culvert, said point being a point in the original line of the Harris et al., property; thence leaving said right of way N 3 degrees 25 minutes 45 seconds E 74.72 feet to a cedar fence post; then N 85 degrees 36 minutes 30 seconds W 572.14 feet to an iron pin; thence N 14 degrees 31 minutes 01 seconds E 519.86 feet to an iron pin; thence N 39 degrees 18 minutes 40 seconds W 397.98 feet to a pile of rocks with an iron pin at center; thence S 88 degrees 46 minutes 36 seconds E 544.23 feet to an icon pin; thence S 1 degree 13 minutes 23 seconds E 290.00 feet to an iron pin; thence S 50 degrees 00 minutes 40 seconds E 503.87 feet to an iron pin in the West right of way of Hobson Pike; thence with the right of way of Hobson Pike, S 39 degrees 14 minute 53 seconds W 392.84 feet to an iron pin, the point of beginning, containing 10.27 acres according to plan prepared by Wayne S. Copley, a Registered Land Surveyor, dated January 10, 1980.

Being the same property conveyed to Harold B. Jackson, Sr. by deed from Perry F. Harris, Mack Magaha and Porter Wagoner of record in Book 5612, page 270, dated June 11 1980, said Register's Office. Being further conveyed to Harold B. Jackson, Sr. and wife Donna Darlene Jackson (also known as Donna Joyce Jackson) by quitclaim deed from Harold B. Jackson, Sr. of record in Book 7390, page 115, dated October 28, 1987, said Register's Office. Harold B. Jackson predeceased Donna Joyce Jackson. Donna Joyce Jackson died on June 24, 2017. Her Will was duly probated in the Seventh Circuit of Davidson County, Tennessee, Docket No. 17P-1378 and appointed Suzette Johnson Personal Representative with full authority to sell the property.

The street address of the property is 2273 Hobson Pike Antioch, TN, 37013.

The property is conveyed subject to:

1. 2019 property taxes, a lien not yet due in payable.
2. Transmission Line of Easement of record in Book 2590, page 262, said Register's Office.
3. Electrical Permit of record in Book 7352, page 527, said Register's Office.