(3)

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
Katlin A. Ryan
214 Second Ave. North, Suite 300
Nashville, TN 37201

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: $370.00
20190801-0075827

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	15000021500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The greater of the actual consideration or the value of the property transferred is $100,000.00

Carrie Borden
Affiant

SUBSCRIBED AND SWORN to before me by Carrie Borden, this 29 day of July, 2019.

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-30-19

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand Dollars ($100,000.00), 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
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

Being Tract "A" of the Stinnett property as shown on a survey by Ernest Medlin, dated December 27, 1982 and more particularly described as follows:

Beginning at a point, said point being South 87° 30' East 420 feet from the Southwest corner of the property conveyed to W.L. Stinnett and wife Lillian C. Stinnett, by deed of record in Book 2956, page 32, Register's Office for Davidson County, Tennessee; thence North 39° 33' 24" East 688.50 feet to a point; thence South 14° 31' 01" West 519.86 feet to a point; thence North 85° 36' 30" West 519.86 feet to a point; thence North 85° 36' 30" East 270 feet to the point of beginning, containing 3.0 acres, more or less.

Beginning at a point, said point being South 87° 30' East 420 feet from the Southwest corner of the property conveyed to W.L. Stinnett and wife, Lillian C. Stinnett, by deed of record in Book 2956, page 32, Register's Office for Davidson County, Tennessee; thence North 39° 33' 24" East 688.50 feet to a point; thence South 39° 18' 40" East 162.0 feet to a point; thence South 14° 31' 01" West 519.86 feet to a point; thence North 85° 36' 30" East 270 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Harold B. Jackson, Sr. by deed from W.L. Stinnett and wife Lillian C. Stinnett of record in Book 6120, page 13, dated August 17 1983, said Register's Office. Harold B. Jackson, Sr. died on January 24, 1991, and his Will was duly probated in the Seventh Circuit of Davidson County, Tennessee, Docket No. 96800. By his Will, Harold B. Jackson, Sr. devised all his real property to his wife, Donna Joyce Jackson. Donna Joyce Jackson died on June 24, 2017 and 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 property is conveyed subject to:

1. 2019 property taxes, a lien not yet due in payable.
2. Permanent Easement for Sub Soil Sewage Disposal of record in Book 6001, page 278, said Register's Office.
3. Letter of record in Book 6001, page 417, said Register's Office.