WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Noni N. Nielsen	Noni N. Nielsen	129 10 0 065.00
(NAME)	(NAME)	
6674 Clearbrook Drive	1201 Nichol Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205-4419	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mark Leon Goldman individually and as Executor of The Estate of Mary Louisa Goldman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Noni N. Nielsen, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plat of West Meade Park, Inc., Sec 1, as of record in Book 2900, page 104, amended in Book 4138, page 363, Register's Office for said County.

Said Lot No. 34 fronts 127 feet on the westerly side of Clearbrook Drive, and extends back 306.5 feet on the northerly line and 421 feet on the southerly line to a dead line in the rear on which it measures 250 feet.

Being the same property conveyed to Joel Goldman and wife, Mary L. Goldman by Deed from Stanley A. Elchesen and wife, Jean H. Elchesen, dated April 29, 1972 and recorded May 5, 1972, in Book 4598, Page 511, in said Register's Office for Davidson County, Tennessee. *The said Joel Goldman having died on November 23, 2017 leaving Mary L. Goldman the sole owners by survivorship. Mary L. Goldman having died testate on April 5, 2019 and said property is being sold Mark Leon Goldman as Excutor of the Estate of Mary L. Goldman pursuant to Order of the Propate Court for Davidson County, Tennessee (No. 19P-864 & 19P-877).*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1909316SSO

Karen Johnson Davidson County
Batch# 286747 DEEDWARR
09/17/2019 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20190917-0094038

unimproved ☐

This is improved ☒ property, known as 6674 Clearbrook Drive, Nashville, TN 37205

This property is not a marital residence of Mark Leon Goldman and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 6th day of Septemeber, 2019.

The Estate of Mary Louisa Goldman

BY: Mark Leon Goldman Executor
Mark Leon Goldman, Executor

BY: Mark Leon Goldman Individually
Mark Leon Goldman, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Mark Leon Goldman individually and as Executor of The Estate of Mary Louisa Goldman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2019.

MATTHEW C RETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

File Number: GRN-1909316SSO

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)