This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5485

Karen Johnson Davidson County
Batch# 314623 DEEDWARR
11/12/2019 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $904.65
20191112-0116595

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $244,500.00

Michelle L Hay
Affiant

Subscribed and sworn to before me, this the 8th day of November, 2019

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle L. Hay 113 Newport Drive Old Hickory, TN 37138	Quicken Loans, Inc. 1050 Woodward Avenue Detroit, MI 48226	053-02-0-066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ashley Kate Goodin, married f/k/a Ashley Kate Worster**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Michelle L. Hay, a single woman**, hereinafter called the Grantee, her 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 all of Lot No. 33 on the Plan of Fairway View, according to survey and plat of same appearing of record in Plat Book 2900, page 41, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 80 feet on the easterly side of Newport Drive and runs back 218.90 feet on the northerly line and 166.4 feet on the southerly line, to a dead line in the rear, on which it measures 95.8 feet.

Being the same property conveyed to Ashley Kate Worster, an unmarried woman by Warranty Deed from Daniel R. Bowman, dated September 4, 2015, recorded September 22, 2015, of record in Instrument No. 20150922-0096368, Register's Office for Davidson County, Tennessee.

Mr. Aaron J. Goodin joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **113 Newport Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of November, 2019.

GRANTOR:

Ashley Kate Goodin

Aaron J. Goodin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ashley Kate Goodin and Aaron J. Goodin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of November, 2019.

Notary Public
My Commission expires: NOV 0 8 2021

201911120116595

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

