Karen Johnson Davidson County
Batch# 339977 DEEDWARR
01/07/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20200107-0002190

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 05011013500
Account Number:

NAME & ADDRESS OF NEW OWNER:
Charkia D. Summers
205 Trailway Cir
Nashville, TN 37207

SEND TAX BILLS TO:
The Mortgage Firm, Inc.
921 Douglas Ave, #200
Altamonte Springs, FL 37214

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHARLES E. GOOCH, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **CHARKIA D. SUMMERS, a single woman** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Timberwood Estates, Section Two, of record in Plat Book 6250, Page 882 Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Charles E. Gooch, by Warranty Deed from James S. Sweeney, Jr, dated March 31, 1987, appearing of record in Book 7194, page 68, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities. Subdivision Restrictions, Building Lines and Easements of record in Book 6250, page 882, of the Register's Office of Davidson County, Tennessee. Deed Restrictions at Book 6828, page 293, in said Register's Office.

This is improved property known as 205 Trailway Circle, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 10 day of January, 2020.

Charles E. Gooch

Veda Darlene Gooch

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Charles E. Gooch and Veda Darlene Gooch, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 10 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $178,000.00 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 10 day of January, 2020.

NOTARY PUBLIC

My Commission Expires: VERONICA WILSON STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-21-2020 RUTHERFORD COUNTY

[Space Below This Line For Recording Data]

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21