Karen Johnson Davidson County
Batch# 363945 DEEDWARR
02/26/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,092.35
20200226-0021469

#35292

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124659

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of February, 2020.

Notary Public
My Commission Expires: October 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George Malone and Caroline Malone 2705 Acklen Avenue Nashville TN 37212	Capstar Bank 2002 Richard Jones Rd Ste 200 Nashville, TN 37215	Tax Parcel ID No. 104-11-0-068.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cody Ray Goodwin, unmarried and Mary Ellen Irene Koran, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George Malone and Caroline Malone, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Plan of Stokes and Marshall's Subdivision, of record in Plat Book 332, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CODY RAY GOODWIN and MARY ELLEN IRENE KORAN , AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP , by deed from JAMES W. CLARK and wife, EVELYN RAINES CLARK, of record in Instrument No. 20130412-0036509 , dated April 4, 2013 , said Register's Office. Cody Ray Goodwin and Mary Ellen Irene Koran having since married each other.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-11-0-068.00.

Matters shown on the Plan of record in Plat Book 332, page 106, said Register's Office.

This is improved property located at 2705 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of February, 2020.

Cody Ray Goodwin by Kate Rosenthal,
his Attorney-in-Fact
by Kate Rosenthal attorney in fact

Mary Ellen Irene Koran by Kate Rosenthal,
her Attorney-in-Fact
by Kate Rosenthal
her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Cody Ray Goodwin and Mary Ellen Irene Koran and that she is authorized by Cody Ray Goodwin and Mary Ellen Irene Koran to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of February, 2020.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8, 202

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

