Karen Johnson Davidson County
Batch# 367470 DEEDWARR
03/05/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20200305-0024648

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-8041

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natasha Collins and Isara Tungmanelatkul (NAME)	NEW OWNER (NAME)	067 00-0-092
4893 Old Hydes Ferry Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Beverly A. Kiblinger, Administrator C.T.A. of Estate of Roberta C. Goad, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natasha Collins, an unmarried woman and Isara Tungmanelatkul, an unmarried man, as tenants in common with** no **right of survivorship,** 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. 1 on the Plan of James B. Goad Subdivision, of record in Book 7900, Page 40, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with a sewage disposal system easement located on Lot No. 2, as shown on said plat.

Being the same property conveyed to Roberta C. Goad by Quitclaim Deed dated June 4, 2001, recorded June 4, 2001, in Instrument Number 20010604-0057778, in the Official Records of Davidson County, Tennessee. See also previous deed of record in Book 8033, Page 231, dated January 25, 1990, Register's Office for said County. The said Roberta C. Goad died November 23, 2018, her estate being probated under Docket No. 19P167 in the Probate Court for Davidson County, Tennessee. By Order Approving Sale filed February 14, 2020 in the Probate Court for Davidson County, Tennessee, Beverly A. Kiblinger is Administrator C.T.A. of the Estate of Roberta C. Goad.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 40, Register's Office for Davidson County, Tennessee.

2. Sewage Disposal System Easement located on Lot 2, as shown on said plat of record in Plat Book 7900, Page 40, Register's Office for Davidson County, Tennessee.

3. Declaration of Taking and Flowage Easement of record in Book 2155, Page 311, Register's Office for said County.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4893 Old Hydes Ferry Pike, Nashville, TN 37218.

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.

Witness my/our hand(s) this 28th day of February, 2020.

Beverly A Kiblinger, Administrator

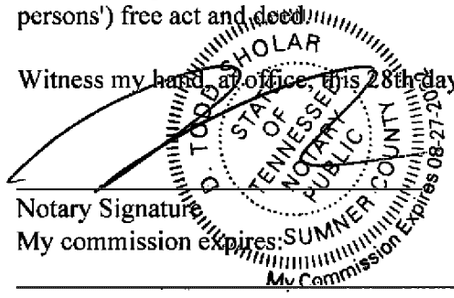
Beverly A. Kiblinger, Administrator C.T.A. of the Estate of Roberta C. Goad, deceased

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared Beverly A. Kiblinger, Administrator C.T.A. of Estate of Roberta C. Goad, deceased, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2020.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, AnaMaria Willingham, 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.

AnaMaria Willingham

State of Tennessee
County of Williamson

Personally appeared before me, Carol M Holmes, a notary public for this county and state, AnaMaria Willingham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol M Holmes, Notary Public

My Commission Expires: 3/31/20

