WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,500.00.

M. Spitznagel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020.

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 389236 **DEEDWARR**
04/21/2020 11:08:46 AM 2 pgs
Fees: $13.00 Taxes: $1,581.75

20200421-0041574

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harrison S. Davis 5936 Woodlands Avenue Nashville, TN 37211	NEW OWNER	172 03 0A 143.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Jennifer Goldberg, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Harrison S. Davis, unmarried, and hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 115 on the Final Plat of the Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Henneberry and Kurtis Henneberry, wife and husband by Warranty Deed from Josh D. Adcox and Jamie Adcox, husband and wife, dated 06/27/2016 and recorded 06/28/2016, of record in Instrument 201606280065823, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce recorded in Docket No. 19D580, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Goldberg by Quit Claim Deed from Kurtis Henneberry, dated 01/30/2020 and recorded 01/30/2020, of record in Instrument 202001300011330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5936 Woodlands Avenue, Nashville, TN 37211

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 my/our hand(s) this the 17th day of April, 2020.

Jennifer Goldberg

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Goldberg with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 17th of April, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)

- LEE E. CRANFORD -
NOTARY PUBLIC AT LARGE
- STATE OF TENNESSEE -