WARRANTY DEED

Karen Johnson Davidson County
Batch# 440179 DEEDWARR
07/20/2020 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200720-0079024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/22

(AFFIX SEAL)

VENTRIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LaShonda Bass and Ray Bass	LaShonda Bass and Ray Bass	04207010700
(NAME)	(NAME)	
421 Nesbitt Lane	421 Nesbitt Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Goodman-Chang, Executrix of The Estate of Orris O. Goodman, Docket No. 19P582, Davidson County Probate Court, Tennessee**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **LaShonda Bass and Ray Bass, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 71 on the Plan Madison Meade, Section II, as of record in Book 3700, Page 107, revised at Book 5050, Page 95 and Book 5050, Page 106, Register's Office for said County. Said lot fronts 140 feet on the southeasterly side of Nesbitt Lane and runs back 284.23 feet on the northeasterly line and 274.58 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 142.68 feet.

Being the same property conveyed to Orris O. Goodman et ux Barbara R. Goodman by Deed from Ervin M. Entrekin, Trustee, with full power to convey, dated 09/09/1977, and recorded 09/23/1977 of record in Deed Book 5201, Page 299, Register's Office for Davidson County, Tennessee.

The said Barbara R. Goodman died leaving Orris O. Goodman the sole surviving tenant by the entirety

The said Orris O. Goodman died testate on 03/02/2019, devising subject property to Melissa Goodman-Chang, as evidenced in File No. 19P582, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 3700, Page 107, revised at Book 5050, Page 95 and Book 5050, Page 106, in the Register's Office for Davidson County, Tennessee.

Deed Restrictions recorded at Book 4103, Page 620, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 421 Nesbitt Lane, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of July 2020

The Estate of Orris O. Goodman

Melissa Goodman-Chang, Executrix

By; Melissa Goodman-Chang, Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Goodman-Chang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix for the Estate of Orris O. Goodman and is authorized by the estate to execute this instrument on its behalf.

Witness my hand and Official seal this 16th day of July 2020.

Notary Public:

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

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