Karen Johnson Davidson County
Batch# 463471 DEEDWARR
08/25/2020 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $932.40
20200825-0096362

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kayla Neal
Bethany Neal
4828 Everest Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Summit Funding
PO Box 13010
Sacramento, CA 95813

MAP/PARCEL 065-09-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leslie K. Goldsmith F/K/A Leslie K. Tidwell, married, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Bethany Neal and Kayla Neal, spouses married to each other, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Sherwood Forest, Section 3, as of record in Book 4460, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leslie K. Tidwell, an unmarried woman by Warranty deed from James G. Millay and Virginia M. Millay, husband and wife of record in Instrument No. 20120314-0022029 Register's Office for Davidson County, Tennessee, dated March 09, 2012 and recorded on March 14, 2012.

Reginal Goldsmith, spouse of Leslie K. Goldsmith, is not required to sign this document since the property being conveyed is not the marital residence.

This is improved property known as: **4828 Everest Drive, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their 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.

Possession to be given 25th day of August, 2020.

WITNESS MY HAND on this the 25th day of August, 2020

Leslie K. Goldsmith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Leslie K. Goldsmith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of August, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for ~~this~~ transfer is $252,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of August, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200662

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal) ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 7, 2020

Notary Signature

My Commission Expires: September 7, 2020