This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 469091 DEEDWARR
09/03/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $904.65
20200903-0100311

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Shanita L. Gooch 620 Canton Pass Madison, TN 37115	New owner c/o First Community Mortgage Inc 275 Robert Rose Drive Murfreesboro, TN 37129	52-12-0-63.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristy E. Llamas, a single person,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Shanita L. Gooch, and Alexius D. Gooch, Sr., wife and husband, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land Wilson Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Schoolside Heights of record in Book 3700, page 38, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Canton Pass at the corner of Lot Nos. 11 and 12; thence with the line between said lots, Westerly 110.3 feet to the corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, Southerly 102.6 feet to the northerly margin of Canton Court; thence with the same, Easterly 36.1 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, Northeasterly 36.7 feet to the Westerly margin of Canton Pass; thence with same, Northerly 72.1 feet to the beginning.

Being the same property conveyed to Kristy E. Llamas, a single person, by Warranty Deed from, Forrest Cartwright and Humberto Nunez, both unmarried, dated 7/17/2012 and recorded 7/27/2018, of record in Instrument No. 20120727-0066250, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Kristy E. Llamas, a single person,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kristy E. Llamas, a single person,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 620 Canton Pass., Madison, TN 37115

Executed on this 31 of August, 2020.

Kristy E. Llamas

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Kristy E. Llamas, a single person,** husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31 of August, 2020.

Notary Public

EDWARD B. BALDWIN, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is **$244,500.00**

Affiant

Sworn to and subscribed to me, the undersigned, 31 of August, 2020.

Notary Public

My Commission Expires:_____

MAXINE J RUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

20200903-0033

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023