Karen Johnson Davidson County
Batch# 516630 DEEDWARR
11/13/2020 01:32:01 PM 2 pgs
Fees: $13.00 Taxes: $1,250.60
20201113-0134373

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chella Ann Glennon David Goodman Harvey E Goodman	First Community Mtg	064050c00100co
(NAME)	(NAME)	
136 Capital Street	2102 Robert Rose Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chella Ann Glennon and David Goodman, wife and husband, and Harvey E. Goodman, married, as tenants in common with 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 Unit A as established under Declaration of Covenants, Conditions and Restrictions for the Cottages at 138 Capital Street, a Horizontal Property Regime with Private Elements (This is a Planned Unit Development Pursuant to Tennessee Code Annotated 66-27-103 (b)), of record in Instrument Number 20200102-0000207, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument No. 20191107-0115051, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 136 Capital Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-10-20-136

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 hands this 2 day of October, 2020.

The Twin Team, LLC

By: member
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and or the state of County aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, 9or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the MEMBER, of The TwinTeam, LLC and that he as such MEMBER, executed the foregoing instrument for the purposes therein contained, by singing the name of The Twin Team, LLC by himself as MEMBER

WITNESS my hand and seal this 2 day of Oct 2020.

Notary Public
My Commission Expires: _____

File No.: 15024

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY