Karen Johnson Davidson County
Batch# 518198 DEEDWARR
11/18/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201118-0135729

WARRANTY DEED

JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

File No. OA0007801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenna Kay Goethel and Daniel Robert Goethel	Movement Mortgage, LLC	
(NAME)	(NAME)	
5813 Carl Place	8024 Calvin Hall Road	091-06-0-121.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Clearwater Properties, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brenna Kay Goethel and Daniel Robert Goethel, _____,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 36 on the Plan of The Plan of West Park Addition of record in Plat Book 2330, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 52 feet on the Southerly side of Carl Place and extends back between lines, measuring 75 feet on the Easterly line and 126 feet on the Westerly line, to a dead line in the rear, measuring 72.9 feet thereon.

Being the same property conveyed to Clearwater Properties, LLC by Warranty deed from Lisa Elaine Finch, Individually and as Executrix of the Estate of James Clifton Finch of record in Instrument No. 20140603-0047539 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 03, 2014.

Being also known as 5813 Carl Place Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5813 Carl Place, Nashville, TN 37209

(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 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 hand this 13th day of November, 2020.

Clearwater Properties, LLC

By: Joshua Hunter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua Hunter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an Authorized Agent of Clearwater Properties, LLC, the within named bargainor, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Agent.

Witness my hand this 13th day of November, 2020.

Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022