THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030925** Karen Johnson Davidson County Batch# 522358 DEEDWARR 12/01/2020 09:52:30 AM 2 pgs Fees: $13.00 Taxes: $954.60 20201201-0139318	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires:

DANA R PARK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Corey D Gooch and Barbara Louis Neely 3901 Calumet Drive Nashville TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 150 14 0A 074.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zachary L. Nixon and Amy Nixon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COREY D GOOCH AND BARBARA LOUISE NEELY, HUSBAND AND WIFE,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Revision of Lots 74 & 75, Calumet Phase Five of record in Plat Book 9700, Page 450, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Zachary L. Nixon, a single person by Warranty Deed from Kathleen W. Divine (aka Kathleen D. Dupilka, Trustee of the Kathleen W. Divine Revocable Living Trust Agreement Dated March 4, 200 of record in Instrument No. 20031107-0163568, in the Register's Office of Davidson County, Tennessee, dated October 30, 2003 and recorded on November 07, 2003. Amy Nixon joins in this conveyance for the purpose of conveying all right, title and interest as spouse of Zachary L. Nixon.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 74 & 75, Calumet Phase Five, as recorded in Plat Book 9700, Page(s) 450.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7566, Page 664, as amended in Book 9751, Page 92.

This is improved property located at 3901 Calumet Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2020.

Zachary L. Nixon

Amy Nixon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Zachary L. Nixon and Amy Nixon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY