WARRANTY DEED

Karen Johnson Davidson County
Batch# 529673 DEEDWARR
12/10/2020 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20201210-0144871

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $562,000.00.

AFFIANT

Subscribed and sworn to before me this the 19th day of November, 2020.

NOTARY PUBLIC

My commission expires: 10-02-2023

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1331 GOEGLEIN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Goeglein and Stephanie Goeglein	New owner	
(NAME) 920 C Curdwood Blvd	(NAME)	061-11-0-325.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, **Jessica M. Nelson and Joshua Lee Nelson, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Goeglein and Stephanie Goeglein, husband and wife**, 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 Lot(s) 4C, as shown on the map entitled the Plan of Final Plat of Maplewood Manor Resubdivision of Lot 4, of record in Instrument No. 20150511-0042875, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JESSICA M. NELSON AND JOSHUA LEE NELSON, WIFE AND HUSBAND, by deed from GARY S. COHEN AND ELIZABETH M. COHEN, HUSBAND AND WIFE, of record in Instrument No. 20190802-0076875, dated July 31, 2019, said Register's Office.

DESIGNATED as Tax ID: 061-11-0-325.00

This is
unimproved ☐
improved ☒ property known as 920 C Curdwood Blvd, Nashville, TN 37216

(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 the 19th day of November, 2020.

Jessica M. Nelson

Joshua Lee Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Jessica M. Nelson and Joshua Lee Nelson, wife and husband**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 19th day of November, 2020.

Notary Public

My Commission Expires:
3/25/2023



True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23