WARRANTY DEED

Karen Johnson Davidson County
Batch# 533524 DEEDWARR
12/15/2020 09:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20201215-0147601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF December 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Goetzman	SAME	
(NAME)	(NAME)	
14139 Valley Vista Boulevard		103 01 0 113.00
(ADDRESS)	(ADDRESS)	
Sherman Oaks, CA 91423		
(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, **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY GOETZMAN, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 13 of Section 5 of the Unrecorded John B. Cowden Subdivision. Said property being more particularly described as follows:

Lot 13 - Section 5, John B. Cowden Subdivision

Beginning at a capped iron rod new, in the Northerly margin of Hill Circle at a distance of 20 feet from the center of the said Hill Circle, said rod being the Southwest boundary corner of lot 12 of section 5 of the unrecorded John B. Cowden Subdivision; thence with the said Northerly margin, South 72 deg 41 min 47 sec West, at a distance of 15.68 feet to a point; thence with a tangent curve to the right, having a radius of 1,021.73 feet, an arc length of 81.09 feet and a chord bearing of South 74 deg 58 min 13 sec West, at a chord distance of 81.07 feet to the Western edge of a 18 inch locust, being the Southeast boundary corner of the Herman H. Stevens, Jr. et ux property, as evidenced in Deed Book 4979, Page 824, R.O.D.C., TN.; thence with the East boundary line of the said Stevens property and generally with an old fence, North 01 deg 42 min 53 sec West, at a distance of 144.11 feet to a capped iron rod new in a rock pile, being the Southwest boundary corner of the James E. Cowden property, as evidenced in Instrument No. 20020530-0065437 R.O.D.C., TN.; thence with the South boundary line of the said Cowden property, North 74 deg 20 min 55 sec East, at a distance of 59.41 feet to a capped iron rod new, being the Northwest boundary corner of the said lot 12; thence with the West boundary line of the said Lot 12, South 16 deg 43 min 27 sec East, at a distance of 140.32 feet to the point of beginning, containing 0.25 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Surveying, Job No. 15-021, dated February 27, 2015.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Being the same property conveyed to American Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jeffrey M. Pate, married, of record in Instrument No. 20180917-0091838, in the Register's Office of Davidson County, Tennessee, dated September 11, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 6128 Hill Circle Drive, 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 14 day of December, 2020

AMERICAN HOMES, LLC

BY: Walter Seder

WALEED SEDER, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Waleed Seder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of American Homes, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 14th day of Dec, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023