Karen Johnson Davidson County
Batch# 538205 DEEDWARRSP
12/18/2020 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201218-0150266

MAP 121-00-0
PARCEL 212.00

This transaction is exempt from recordation tax pursuant to T.C.A. § 67-4-409 (f) (1) and (2).

2020-551

THIS INSTRUMENT PREPARED BY: CITY HOUSE TITLE, LLC, 414 BRIDGE STREET, FRANKLIN, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY
140 BNA PARK DR
NASHVILLE TN 37214

SEND TAX BILLS TO:

"NEW OWNER"

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **EMMA JEAN GOODWIN, WIDOW**, hereinafter called the **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto **THE METROPOLITAN NASHVILLE AIRPORT AUTHORITY, a public corporation existing under the laws of the State of Tennessee**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson, Tennessee being Lot No. 1 on the Plan of Ed Goodwin Subdivision, as of record in Book 5060, Page 191, said Register's Office, to which plan reference is hereby made for a more complete legal description of said lot.

Being part of the same property conveyed to Paul Edward Goodwin by deed from Grace Pearl Goodwin, widow, of record in Book 5039, page 418 and Book 5172, page 353, Register's Office for Davidson County, Tennessee. Subsequently, Paul Edward Goodwin having conveyed his interest to Paul Edward Goodwin and wife, Emma Jean Goodwin to create a tenancy by the entirety by deed of record in Book 5172, page 355, said Register's Office. Paul Goodwin died August 3, 2014 and title having vested in Emma Jean Goodwin as the surviving tenant by the entirety.

THIS conveyance is subject to (1) Taxes for the year 2021 and subsequent years, a lien not yet due and payable, (2) subject to all matters shown on the plan of record titled A. Nulsen's farm on the Stone River Pike, also referenced as Farm on Stone River Pike Fifth District, dated May 1, 1882, of record in Book 332, Page 158, Register's Office for Davidson County, Tennessee, (3) Subject to all matters shown on the plan of record in Book 5060, Page 191, Register's Office for Davidson County, Tennessee, (4) Subject to Health Department Letter of record in Book 5187, Page 280, Register's Office for Davidson County, Tennessee, (5) Subject to the rights of Seller under that certain unrecorded Temporary Occupancy Agreement dated December 15, 2020 between The Metropolitan Nashville Airport Authority as Buyer, and Emma Jean Goodwin, as Seller, and (6) Any rights, easements, interests or claims that are shown on the survey dated December 14, 2020 by Ryan W. Beasley R. L.S. Tennessee Registration Number 2821

SUBJECT property at 2437 Pulley Road, Nashville, Tennessee 37214.

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

IN WITNESS WHEREOF, the Grantors has caused its name to be affixed hereto, by its duly authorized officer, on this 15th day of December, 2020.

Emma Jean Goodwin

Emma Jean Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of December, 2020, before me personally appeared Emma Jean Goodwin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

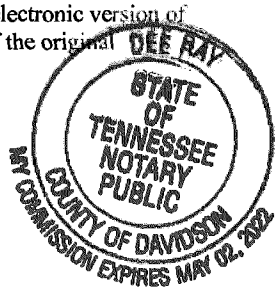
Witness my hand and official seal at Hermitage, Tennessee, this 15th day of December, 2020.

My Commission Expires: November 8, 2021 Jane Schnellf
Notary Public

JANE SCHNELLF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public