#35993

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $2,460,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2020. Notary Public My Commission Expires: 3/6/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35993-12-2020**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 541222 DEEDWARR
12/23/2020 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $9,102.00
20201223-0152737

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dawn Goodman, Jae Goodman, Co-Trustees 2715 Hemingway Drive Nashville, TN 37215	New Owner 2715 Hemingway Drive Nashville, TN 37215	Map and Parcel No.: 13015008500

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, **Brian T. Benoit and Victoria J. Barneson, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dawn Goodman and Jae Goodman, Co-Trustee's of the Dawn and Jae Goodman Revocable Trust dated July 29, 2006, with full power to sell, mortgage, lease, convey, or otherwise alienate without the joinder of any beneficiary,** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2715 Hemingway Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18 day of December, 2020.

Brian T. Benoit

Victoria J. Barneson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brian T. Benoit and Victoria J. Barneson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2020.

Notary Public

My Commission Expires: 11/6/2024

ALLISON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Plat of Tyne Meade, Section 3, Block C, of record in Plat Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 200.0 feet on the southwesterly margin of Hemingway Drive and extends back between parallel lines 218.6 feet on the northwesterly line, and 220.0 feet on the southeasterly line, to a dead line on the rear on which it measures 200.0 feet.

Being the same property conveyed to Brian T. Benoit and Victoria J. Barneson, husband and wife, by deed dated from Kaplan Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20200629-0069962, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 13015008500.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

