Prepared by.
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: JULY 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $751,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harrison L. Goudiss	NEW OWNER	142-02-0-168.00
(NAME)	(NAME)	Karen Johnson Davidson County
229 Carriage Drive		Batch# 584785 DEEDWARR
(ADDRESS)	(ADDRESS)	03/04/2021 12:46:09 PM 2 pgs
Nashville, TN 37221		Fees: $13.00 Taxes: $2,778.70
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210304-0028443

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Dustin Timmons and wife, Stacie Timmons**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harrison L. Goudiss and Stephanie H. Kitchen, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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 No. 213 of Plan of Cross Timbers Subdivision, Section 4, of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said Lot No. 213 fronts 85.0 feet on the North side of Carriage Drive and extends back 150.0 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear, measuring 85.0 feet thereon.

Being the same property conveyed to Dustin Timmons, married by Warranty Deed from Judith Corinne Dias, unmarried, dated 09/27/2002 and recorded 10/04/2002, of record in Instrument 200210040121495, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 229 Carriage Drive, Nashville, TN 37221
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of March, 2021.

Dustin Timmons

Stacie Timmons

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Timmons and Stacie Timmons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2021.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075