WARRANTY DEED

Karen Johnson Davidson County
Batch# 602198 **DEEDWARR**
03/29/2021 10:26:06 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20210329-0040665

*This Warranty Deed was drafted using information provided by the parties, without the benefit of a title search. Preparer makes no representation regarding the accuracy of title. The legal description of the property conveyed herein was obtained from Grantor's vesting deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/06/2024

(AFFIX SEAL)

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SOBRO LAW GROUP, PLLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly Goins Franklin	New Owner	
(NAME)	(NAME)	
632 Des Moines Drive		075 07 0 053.00
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **CHARLES K. GOINS, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **KIMBERLY GOINS FRANKLIN**, married, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 70, Tulip Grove Subdivision, Section II, as of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot fronts 91 feet on the northwesterly side of Des Moines Drive and runs back between parallel lines 149 feet to a dead line measuring 91 feet thereon.

Being the same property conveyed to Charles K. Goins, Jr. and wife, Sarah F. Goins, by Warranty Deed from Johnson Homes, Inc., of record in Book 4190, Page 734, Register's Office for Davidson County, Tennessee.

The said Sarah F. Goins died on April 26, 1981 leaving Charles K. Goins, Jr. as her surviving spouse.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 632 Des Moines Drive, Hermitage, Tennessee 37076
(House Number) (Street) (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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 23rd day of March, 2021.

CHARLES K. GOINS, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On March 23, 2021, before me personally appeared Charles K. Goins, Jr. to me known, or proved on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes conveyed herein.

Notary Public

My Commission Expires: 03/06/2024

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

SOBRO LAW GROUP, PLLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171