THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233455** Karen Johnson Davidson County Batch# 609448 DEEDWARR 04/07/2021 12:47:30 PM 3 pgs Fees: $18.00 Taxes: $2,571.50 20210407-0046007	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Robertson The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. William B Kummer Affiant Subscribed and sworn to before me, this 5th day of April, 2021. Patti Robitaille Notary Public My Commission Expires:

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

WARRANTY DEED

Address New Owner: Danielle J. Gooch and Andrew E. Lawther 131F Woodmont Boulevard Nashville TN 37205	Send Tax Bills To: New Owner Danielle J. Gooch 118 Iron Eagle Rd Abilene TX 79602	Tax Information: Tax Parcel ID No. 116-03-0H-006.00 CO

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, **Stefanie Cunningham Porter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle J. Gooch, a single woman and Andrew E. Lawther, a single man, joint tenants with rights of survivorship**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3-B (also known as 131-F Woodmont Blvd.) and the garage attached thereto on the plan of Woodmont Close, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of Woodmont Close, a Horizontal Property Regime with Private Elements of record in Instrument No. 20050531-0060897, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to STEFANIE CUNNINGHAM PORTER, by deed from WOODMONT CLOSE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, of record in Instrument No. 20110812-0062478, dated August 5, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-03-0H-006.00 CO.

Matters shown on the Plan of record in Instrument No. 20040618-0072260, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050531-0060897, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3934, page 211 and Book 3946, page 949, said Register's Office.

This is improved property located at 131F Woodmont Boulevard Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 2nd day of April, 2021.

Stefanie Cunningham Porter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stefanie Cunningham Porter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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.

Patti Robitaille

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, Gillian Kummer, a notary public for this county and state, PATTI ROBITAILLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gillian B Kummer
Notary Public

My Commission Expires: October 18, 2022

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY