THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233543

Karen Johnson Davidson County
Batch# 613944 **DEEDWARR**
04/13/2021 11:42:33 AM 2 pgs
Fees: $13.00 Taxes: $3,239.35

20210413-0049095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,500.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle Goggin and Shea Goggin 408 Powder Mill Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115 08 0 076.00

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, **Treemont Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Goggin and Shea Goggin**("Grantees"), its 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 Lot No. 13 on the Plan of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as of record in Book 1835, Page 75, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Treemont Properties LLC, a Tennessee limited liability company, by Warranty Deed from Ryan Chapman, a married man, of record in Instrument No. 20210104-0000758, in the Register's Office of Davidson County, Tennessee, dated December 22, 2020 and recorded on January 04, 2021.

Being the same property conveyed to Ryan Chapman, a married man, by Warranty Deed from Beth Singer, unmarried, of record in Instrument No. 20191227-0133777, in the Register's Office of Davidson County, Tennessee, dated December 20, 2019 and recorded on December 27, 2019.

Being the same property conveyed to Beth Singer, by Warranty Deed from Brian Waller, Trustee of the Waller Revocable Living Trust, dated June 18, 2013, of record in Instrument No. 20190409-0032098, in the Register's Office of Davidson County, Tennessee, dated April 05, 2019 and recorded on April 09, 2019.

Being the same property conveyed to Brian Waller, Trustee of the Waller Revocable Living Trust, dated June 18, 2013 by Warranty Deed from Lilian W. Hudson, Trustee of the Douglas M. Wright, Jr. Revocable Trust, dated November 1, 1993, of record in Instrument No. 20171227-0131536, in the Register's Office of Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of George N. Welch Jr. Subdivision, West Meade Village Tract, Section "B", as recorded in Plat Book 1835, Page(s) 75.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2304, Page 395.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6249, Page 260.

This is improved property located at 408 Powder Mill Road 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 9th day of April, 2021.

Treemont Properties, LLC.

By: _____
Ryan Dieck, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Lucca Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of April, 2021.

_____
Notary Public

ASHLEY SCHAD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024