RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115562

Karen Johnson Davidson County
Batch# 616125 DEEDWARR
04/16/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210416-0050798

WARRANTY DEED

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Goodman 1819 McEwen Avenue Nashville, TN, 37206	Same address as new owner	08310046600

FOR AND IN CONSIDERATION of the sum of Six Hundred Thousand and 00/100 Dollars ($600,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PANTHEON DEVELOPMENT, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUCAS GOODMAN, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of McEwen Place, of record in Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Lee by deed from Pantheon Development, LLC, a Tennessee limited liability company, dated April _____, 2021, and of record in Instrument Number _____, said Register's office.

Being the same property conveyed to Pantheon Development, LLC, a Tennessee Limited Liability Company from Gary Frazier, married, as to the fee simple estate, and Elizabeth Wright, unmarried, as to a Life Estate, by Warranty deed dated 12/10/2013 and recorded 12/12/2013 in Instrument No. 20131212-0125950, Register's Office of said County.

The address of the herein described property is believed to be 1819 McEwen Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of April, 2021.

PANTHEON DEVELOPMENT, LLC

BY: RYAN MEADOWS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12TH day of April, 2021, before me, appeared Ryan Meadows, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a authorized agent of Pantheon Development, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Pantheon Development, LLC and said officer acknowledged said instrument to be the free act of deed of Pantheon Development, LLC.

WITNESS my hand and seal, this the 12th day of April, 2021.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

True Copy Certification

I, **Jennifer L. Pennell**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022