(1)

Karen Johnson Davidson County
Batch# 616199 DEEDWARR
04/16/2021 09:14:20 AM 2 pgs
Fees: $13.00 Taxes: $3,159.80
20210416-0050887

# GENERAL WARRANTY DEED

**THIS INSTRUMENT PREPARED BY:**

Martin Heller Potempa & Sheppard, PLLC
1935 21st Avenue South, Suite 100
Nashville, TN 37212

**PROPERTY OWNER/SEND TAX BILLS TO:**

Gerald Wesley Montgomery II and
Rachel Dawn Dubois
~~817 Belair Avenue~~
~~Nashville, TN 37215~~

2707 Westwood Ave.
Nashville, TN
37212

Tax Identification: 104-15-474.00

For good and valuable consideration received, **JACOB W. GOODWIN, and wife ERIN R. GOODWIN, formerly known as ERIN C. REBELE,** do hereby sell and convey unto **GERALD WESLEY MONTGOMERY II and RACHEL DAWN DUBOIS, husband and wife,** the following described real estate:

Land in Davidson County, Tennessee, being Lot 2, Belair Division, as shown on Plat of Record in Plat Book 8250, Page 719, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin C. Rebele, unmarried, by Warranty Deed from Jack D. Steinhilber, Jr. and wife, Alicia Steinhilber, recorded on 16th day of June 2011 in Instrument No. 20110616-0046070, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to A) 2021 property taxes and subsequent; B) Instruments of record in Book 8250, Page 719, Book 10456, Page 721, and Instrument No. 20020626-0077063; said Register's Office; and C) Any and all existing easements and restrictions as shown of record not stated herein.

This improved property known as 2707 Westwood Avenue, Nashville, Tennessee 37212.

**TO HAVE AND TO HOLD** unto grantee in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 15 day of April, 2021.

Erin R. Goodwin, ~~f/k/a Erin C. Rebele~~

Jacob W. Goodwin

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin R. Goodwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of April, 2021.

Jenny Morgan
**NOTARY PUBLIC**

My Commission Expires: 11/6/2024

JENNIFER MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob W. Goodwin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of April, 2021.

Jenny Morgan
**NOTARY PUBLIC**

My Commission Expires: 11/6/2024

JENNIFER MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $[illegible], which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

**AFFIANT**

Sworn to and subscribed before me on this the 15 day of April, 2021.

Jenny Morgan
**NOTARY PUBLIC**

JENNIFER MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2024