Karen Johnson Davidson County
Batch# 624494 DEEDWARR
04/28/2021 11:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,294.63
20210428-0056677

Commitment Number: DEF1921254-A

After Recording, Send To:
Kristin Boyle
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Suite 101
Coraopolis, PA 15108

New Property Owner/Mail Tax Statements To:
Mary Spitler, [Buyer's Address]
660 Rehnea Dr.
Old Hickory, TN 37138

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
076 01 0 040.00

GENERAL WARRANTY DEED

Tommy Goddard and Cindy L. Goddard, hereinafter grantor, whose tax-mailing address is 2741 Airwood Dr. Nashville TN 37214 for $349,900.00 (Three Hundred Forty-Nine Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Mary Spitler**, hereinafter grantees, whose tax mailing address is * _____, the following real property:

*660 Rehnea Dr. Old Hickory, TN 37138 JV

The following described real estate located in Davidson County, State of Tennessee to wit: Being Lot No. 28 on the Plan of Oak Creek Subdivision, of record in Plat Book 5200, at Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address is: 660 REHNEA DR, OLD HICKORY, TN 37138

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument Number **20160322-0027198** in the Register's Office of Davidson County, Tennessee.

Prior instrument reference: **20160322-0027198**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on _____ on this day April 8, _____, 2021:

Tommy Goddard

Tommy Goddard

Cindy L. Goddard

Cindy L. Goddard

STATE OF TENNESSEE
COUNTY OF WILSON

The foregoing instrument was acknowledged before me on April 8, 2021 by **Tommy Goddard and Cindy L. Goddard** who is personally known to me or has produced driver license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is $349,900.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $349,900.00 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27th day of April, 2021.

Joseph P. Vallone
Affiant

Joseph P. Vallone
Print Name

(Seal)

J Kathryne Pope
Notary Public

My commission expires:
5/13/23

J KATHRYNE POPE
Print Name

Commonwealth of Pennsylvania - Notary Seal
J Kathryne Pope, Notary Public
Allegheny County
My commission expires May 13, 2023
Commission number 1131096
Member, Pennsylvania Association of Notaries

True Copy Certification

I, Joseph P. Vallone, 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

Commonwealth of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy Suter, a notary public for this county and state, Joseph P. Vallone 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: 10/24/21
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES