Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 627333 DEEDWARR
05/03/2021 10:30:41 AM 2 pgs
Fees: $13.00 Taxes: $1,820.40

20210503-0058804

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3147

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2021

Notary Public

Commission Expires: 9/16/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Carla L. Lovell, Trustee of the 611 Real Estate Trust 611 Comet Drive Nashville, TN 37209	New Owner	090-15-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Katherine Ansley Goodheart, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carla L. Lovell, Trustee of the 611 Real Estate Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1060 on the Plan of Charlotte Park, Section 14 of record in Plat Book 3300, Page (s) 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Youssef M. Zaky by Warranty deed from Shannon Thomas Fuqua, an unmarried widower of record in Instrument No. 20170308-0022757 Register's Office for Davidson County, Tennessee, dated March 07, 2017 and recorded on March 08, 2017 as Corrected by Scrivener's Affidavit of Correction recorded on March 31, 2017 in Instrument No. 20170331-0031327

Being the same property conveyed to Katherine Ansley Goodheart by Warranty deed from Youssef M. Zaky, unmarried man of record in Instrument No. 20200929-0111735 Register's Office for Davidson County, Tennessee, dated September 28, 2020 and recorded on September 29, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 611 Comet Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2021.

Katherine Ansley Goodheart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Ansley Goodheart** 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 at Brentwood, Tennessee this 30th day of April, 2021.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

