WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-11706-RR

Karen Johnson Davidson County
Batch# 637554 DEEDWARR
05/17/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20210517-0065940

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-21-04739

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Peter J. Baltus, Trustee of The Peter J Baltus Trust of 2016 dated March 16, 2016	Peter J. Baltus, Trustee of The Peter J Baltus Trust of 2016 dated March 16, 2016	
(NAME) P O BOX 816	(NAME) P O BOX 816	093-06-1C-126.00-CO
(ADDRESS) Three Lakes, MI 54562	(ADDRESS) Three Lakes, MI 54562	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy Thousand And No/100 Dollars ($670,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DREW GOODMANSON AND HEATHER GOODMANSON, TRUSTEES OF THE GOODMANSON FAMILY TRUST DATED, JANUARY 24, 2007, AS AMENDED AND RESTATED MAY 3, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER J. BALTUS, TRUSTEE OF THE PETER J BALTUS TRUST OF 2016 DATED MARCH 16, 2016,** 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Real Property in Davidson County, Tennessee, being Unit No. FU-2304, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081 , Register' s Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register' s Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Trust Dated, January 24, 2007 by Warranty deed from Mark E. Igo and wife, Anjela L. Igo of record in Instrument No. 20200206-0014114 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 06, 2020.

Being the same property conveyed to Mark E. Igo and wife, Anjela L. Igo, by Warranty deed from Cumberland Penthouses, LLC a Tennessee limited Liability Company of record in Instrument No. 20060602-0065294 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 02, 2006.

unimproved ☐
This is improved ☒ property, known as 555 Church Street #2304, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Trust Dated January 24, 2007, as amended and restated May 3, 2020 this 13th day of May, 2021.

Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Trust Dated, January 24, 2007, as amended and restated May 3, 2020

BY: _____, Trustee
Heather Goodmanson
Trustee

BY: _____, Trustee
Drew Goodmanson
Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

I, Sara T Morris, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Drew Goodmanson and Heather Goodmanson, Trustees of The Goodmanson Family Trust Dated, January 24, 2007, as amended and restated May 3, 2020 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th of May, 2021.

_____
Notary Public

My Commission Expires: May 18, 2024

(SEAL)

SARA T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
May 18, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

