File 34704-8

Box 14

Karen Johnson Davidson County
Batch# 650249 DEEDWARR
06/07/2021 09:01:58 AM 2 pgs
Fees: $13.00 Taxes: $2,242.20

20210607-0075637

WARRANTY DEED

Destiny Talatham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$606,000.00**

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public

My commission expires: 11/06/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Providence Builders, LLC** a Tennessee limited liability company	Send Tax Bills To:	Map-Parcel Numbers **Map 102-11-0 Parcel 037.00**
733 Adkisson Lane	**new owner**	
Nashville TN 37205		

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

Laura Lynn Drury and Michele Lynn Harkness, Devisees under the Last Will and Testament of John Michael Goodwin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Providence Builders, LLC, a Tennessee limited liability company

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. 380 on the Plan of Brook Meade, Section X, as of record in Book 2331, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to John M. Goodwin and wife, Joyce A Goodwin, by Deed dated October 9, 1985 from Mary Lu Smith and husband, David Smith and Nancy Rogers, unmarried, of record in Book 6693, Page 281 and re-recorded in Book 6716, Page 873. The said Joyce A. Goodwin having since died on February 21, 2014, leaving John M. Goodwin as the surviving tenant by the entirety. The said property was further conveyed to Laura Lynn Goodwin and John M. Goodwin reserving a Life Estate, by Quitclaim Deed dated July 28, 2016 from John M. Goodwin, of record in Instrument No. 20160801-0078647, Register's Office for Davidson County, Tennessee.

The said John M. Goodwin, as the holder and owner of a life estate interest for and during the life of John M. Goodwin, and Laura Lynn Goodwin, as the holder and owner of the fee simple remainder interest having quitclaimed to John M. Goodwin, as the holder and owner of a life estate interest for and during the life of John M. Goodwin, and Michelle Goodwin Harkness, as the holder and owner of the fee simple remainder interest, by Quitclaim Deed dated June 1, 2018, of record in Instrument No. 20180615-0057607, said Register's Office; further conveyed to John M. Goodwin, a single man, by Quitclaim Deed dated June 19, 2020, from John M. Goodwin, as the holder and owner of a life estate interest for and during the life of John M. Goodwin, and Michelle Goodwin Harkness, as the holder of the fee simple interest, of record in Instrument No. 20200622-0066971, said Register's Office.

The said John Michael Goodwin died on February 24, 2021, leaving a Last Will and Testament filed in Docket No. 21P613, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, for Muniment of Title only. Pursuant to said Will, the property was devised to Laura Lynn Drury and Michelle Lynn Harkness, in equal shares with rights of survivorship. Michelle Lynn Harkness is one and the same as Michele Lynn Harkness.

This instrument is being executed on behalf of Michele Lynn Harkness, pursuant to a Power of Attorney executed by her on the _____ day of May, 2021, of record in Instrument No. 20210607-0075036, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331, Page 135, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **733 Adkisson Lane, Nashville, Tennessee 37205**

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 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.

Witness my/our hand(s) this **21st** day of **May, 2021.**

Laura Lynn Drury, Devisee

Laura Lynn Drury, Devisee under the Last Will and Testament of John Michael Goodwin

Michele Lynn Harkness, Devisee by Laura Lynn Drury Attorney-in-Fact

Michele Lynn Harkness, Devisee under the Last Will and Testament of John Michael Goodwin, by Laura L. Drury, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Laura Lynn Drury, Devisee under the Last Will and Testament of John Michael Goodwin,** the within named seller, 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 Nashville, Tennessee, this **21st** day of **May, 2021.**

Notary Public

My Commission Expires: 11/6/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of May, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Laura L. Drury**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Michele Lynn Harkness, Devisee under the Last Will and Testament of John Michael Goodwin** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Michele Lynn Harkness, Devisee**, for the purpose therein contained, by signing the name of **Michele Lynn Harkness, Devisee under the Last Will and Testament of John Michael Goodwin,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **May, 2021.**

Notary Public

My Commission Expires: 11/6/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON