This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0173

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $465,000.00

Karen Johnson Davidson County
Batch# 666107 DEEDWARR
06/28/2021 09:24:25 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20210628-0086959

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Sworn to and subscribed before me this 24 day of June, 2021.

Affiant

Notary Public 3/28/22

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas Patrick Goss	New Owner	051-03-0-011.00
713 Vantrease Rd.		
Madison, TN 37115		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brent O. Horst and Traci A. Horst, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Patrick Goss, a single man,** hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee. being Lot No. 9 on the Plan of Blair Heights, Section One of record in Book 2133, Page 18, 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 Brent O. Horst and wife, Traci A. Horst by Warranty deed from Donald Reid Mahaffey, unmarried of record in Instrument No. 20121213-0114778 Register's Office for Davidson County, Tennessee, dated December 12, 2012 and recorded on December 13, 2012.

This is improved property known as **713 Vantrease Rd., Madison TN 37115.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24 day of June, 2021.

Brent O. Horst

Brent O. Horst

Traci A. Horst by Brent O Horst Attorney-in-fact

Traci A. Horst, BY Brent O. Horst, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brent O. Horst, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of June, 2021.

Notary Public

My Commission expires: _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brent O. Horst with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged to be the Attorney-in-fact for Traci A. Horst the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Traci A. Horst, the within named bargainor(s) by the said Brent O. Horst as such Attorney-in-Fact.

Witness my hand and official seal, at office at Franklin, Tennessee on this 24 day of June, 2021.

Notary Public

My Commission expires: _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023