Karen Johnson Davidson County
Batch# 671868 DEEDWARR
07/07/2021 10:30:19 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20210707-0091113

WARRANTY DEED

BOX 10-A

GOODMAN-T21097

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF July, 2021.

(Affix Seal) Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Julian L. Goodman , unmarried	Same as new owner	135.00-0-153.00
1842 Reynolds Road		
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHARLANA BOLIANITES-BILODEAU, AN UMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JULIAN L. GOODMAN , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled R.M. Meriwether Subdivision, of record in Plat Book 1424, page(s) 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlana Bollanites, an unmarried person, by deed from Dorothy Lois Kinle, an unmarried person in Instrument No. 200608030095068 dated 7-31-2006 recorded 8-3-2006 in Register's Office for Davidson County, Tennessee.

Charlana Bolianites a/k/a Charlana Bolianites-Bilodeau

( ) unimproved.
This is(X) improved property known as 1842 Reynolds Road, Nashville, Tennessee 37217 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 2nd day of July, 2021 :

Charlana Bolianites Bilodeau

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLANA BOLIANITES BILODEAU, AN UMARRIED PERSON, the bargainor(s), 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 Sumner County, Tennessee, this 2nd day of July, 2021.

Anna Redditt
Notary Public

My Commission Expires: 10/21/24

ANNA REDDITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024