Karen Johnson Davidson County
Batch# 686959 DEEDWARR
07/30/2021 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210730-0102796

WARRANTY DEED

File No. AT-21-992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Alan Good, Jr. and Adrien Marie Good	NEW OWNERS	
(NAME)	(NAME)	
0 Alpine Park Boulevard	P.O. BOX 58371	070-05-0-056.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	NASHVILLE, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Salem Forsythe and Judith Robie Forsythe, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce Alan Good, Jr. and Adrien Marie Good, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Alpine Terrace, as shown on plat of record in Book 421, Page 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Said Lot No. 1 fronts 170 feet on the Southerly side of Alpine Park Boulevard and runs back on the Westerly line 175 feet and on the Easterly line 221 feet, more or less, to the Northerly margin of Goodrich Street and shows 80 feet on said Street.

Being a portion of the same property conveyed to Salem Forsythe and wife, Judith Robie Forsythe, as tenants by the entirety by Warranty deed from Elaine Eliah, unmarried of record in Book 7634, page 576 Register's Office for Davidson County , Tennessee, dated August 23, 1988 and recorded on August 24, 1988.

Being also known as 0 Alpine Park Boulevard Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 19th day of July, 2021.

Salem Forsythe

Judith Robie Forsythe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2021, before me personally appeared Salem Forsythe and Judith Robie Forsythe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021.

Date

Affiant Signature

7/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON