Karen Johnson Davidson County
Batch# 693777 DEEDWARR
08/10/2021 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20210810-0107460

WARRANTY DEED

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON

File No. AT-21-1064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

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 W. McNeilage	Bruce W. McNeilage	
(NAME) 2118 Willowmet Drive	(NAME) 2118 Willowmet Drive	072-07-0M-001.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, **Gary Goetzman, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce W. McNeilage, married**, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2933 Glenmeade Drive, a Horizontal Property Regime with private elements of record as Instrument No. 20200827-0097371 and being shown on Plat attached thereto as Exhibit "B", in the 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 John Willie Turner and wife, Mary Jean Turner by Warranty deed from W.A. Smotherman and wife, Margaret Winn Smotherman of record in Book 3313, page 411, Register's Office for Davidson County, Tennessee, dated December 8, 1961 and recorded on December 8, 1961.

Being the same property conveyed to Mary Jean (Evans) Turner by Final Decree from John Willie Turner of record in Book 6629, page 3, Register's Office for Davidson County, Tennessee, dated August 13, 1985 and recorded on August 13, 1985.

Being a portion of the same property conveyed to Gary Goetzman, married by Warranty deed from Mary J. Turner, unmarried of record in Instrument No. 20190731-0075203 Register's Office for Davidson County, Tennessee, dated July 29, 2019 and recorded on July 31, 2019.

This property was not a marital residence.

Being also known as 2933 Glenmeade Drive Nashville, TN 37216.

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 4th day of August, 2021.

Gary Goetzman by Marianne Miller as
Gary Goetzman by Marianne Miller
as his Attorney in fact His Attorney in fact

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Marianne Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Gary Goetzman, and that this instrument was executed on behalf of the said Gary Goetzman for the purposes therein contained.

Witness my hand and official seal this ~~3rd~~ 4th day of ~~June~~ August, 2020.

Notary Public _____

My Commission Expires: June 17, 25

ELIE MINA
COMM. # 2360980
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JUNE 13, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/09/2021 (date of document).

Affiant Signature

08/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025