WARRANTY DEED

Karen Johnson Davidson County
Batch# 704781 DEEDWARR
08/26/2021 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210826-0115117

File No. AT-21-878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2021.

TIFFANY WHITTLE NOTARY PUBLIC TENNESSEE SHELBY COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (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
Natalia Marie Podolsky and Colin Joseph Daly	NEW OWNERS	
(NAME)	(NAME)	
2935 Glenmeade Drive	2935 GLENMEADE DRIVE	072-07-0M-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NASHVILLE, TN 37216	
(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 **Natalia Marie Podolsky, an unmarried woman and Colin Joseph Daly, an unmarried man**, 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 No. B on the Plan of Homes at 2933 Glenmeade Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Glenmeade Drive, of record in Instrument No. 20200827-0097371, 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 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 was not a martial residence.

This is property more commonly known as 2935 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 6th day of August, 2021.

Gary Goetzman by Marianne Miller, Atty-In-Fact

Gary Goetzman by Marianne Miller,
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 6th day of August, 2021.

Notary Public _____

My Commission Expires: June 13, 21

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 August 4, 2021.

Date

Affiant Signature

August 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of August, 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