Karen Johnson Davidson County
Batch# 715607 DEEDWARR
09/14/2021 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20210914-0123293

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H. Carnahan Jr. and Nikki R. Carnahan	New owner	12700013800
(NAME)	(NAME)	
8366 Highway 70		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Linda Lee Gough and husband, Ernest Eugene Gough,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert H. Carnahan Jr. and Nikki R. Carnahan, husband and wife,** hereinafter called the GRANTEES, 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. 3 on the Plan of Huntwick Estates, Section 1, as of record in Book 4660, Page 64, 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 Linda Lee Gough and husband, Ernest Eugene Gough by deed dated December 18, 1992 from Arthur William Ott and wife, Deborah K. Ott of record in 8829, Page 76, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8366 Highway 70, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 10th day of September, 2021.

Linda Lee Gough

Ernest Eugene Gough

State of Tennessee
County of Davidson

On this 10th day of September, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Linda Lee Gough and Ernest Eugene Gough, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of September, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 21-Carnahan

Certificate of Authenticity

I, Russell T. McCann, 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 September 10, 2021
Date

Affiant Signature

9/10/2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of September, 2021.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024