WARRANTY DEED

Karen Johnson Davidson County
Batch# 721162 DEEDWARR
09/22/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210922-0127073

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Klint and Andrea Klint	Zachary Klint and Andrea Klint	Parcel ID: 175 02 0G 085.00
(NAME) 5043 Upper Park Place	(NAME) 5043 Upper Park Place	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **William Trevor Goodson, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary Klint and Andrea Klint, 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 all of Unit No. 7802, on the plan of Old Hickory Commons, Section Five, a Planned Unit Development, according to plat and survey appearing of record in Exhibit of record in Instrument Number 20190502-0040940 and amended in Instrument Number 20190502-0040941, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to William Trevor Goodson, Unmarried Man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20191104-0113223, in the Register's Office of Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 2019.

Being the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation, by Quitclaim Deed from Old Hickory Commons, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191008-0102855, in the Register's Office of Davidson County, Tennessee, dated October 07, 2019 and recorded on October 08, 2019.

Being part of the same property conveyed to Old Hickory Commons, LLC, a Tennessee limited liability company, by Warranty Deed from Luther Marie Vaughn, Trustee U/A/D October 30, 1998 of the Vaughn Revocable Living Trust Agreement, of record in Instrument No. 20050415-0042164, in the Register's Office of Davidson County, Tennessee, dated April 15, 2005 and recorded on April 15, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5043 Upper Park Place, Antioch, TN 37013

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 our hands this 15th day of September, 2021.

William Trevor Goodson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Trevor Goodson, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2021.

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Certificate of Authenticity

I, Tonya Loftin, 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 15, 2021**.

Date

Tonya Loftin
Affiant Signature

September 20, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)