Karen Johnson Davidson County
Batch# 730119 DEEDWARR
10/05/2021 10:25:26 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20211005-0133618

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

LaKim Singleton
Affiant

April G. Nichols
State of Tennessee Notary Public
Williamson County

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

Notary Public
MY COMMISSION EXPIRES: 10.24.2023
File No. G21-13807

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nevada Scales Gooch and Tracy Maurice Gooch	new owner	054-13-0-076
(NAME)	(NAME)	
211 Brandywine Drive		
(STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James Michael Horwath and Sharon Lee Horwath, Trustees of The Horwath Family Trust dated June 6, 2019 and amended May 7, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nevada Scales Gooch and Tracy Maurice Gooch, wife and husband**, 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. 46 on the Plan of Brandywine Farms, Section 1, of record in Plat Book 3600, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to James Michael Horwath and Sharon Lee Horwath, Co-Trustees of The Horwath Family Trust under agreement dated June 6, 2019 by Quitclaim Deed dated June 6, 2019, recorded September 27, 2019, in Instrument Number 20190927-0098504, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in Instrument 20010705-0071759, dated June 29, 2001, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 211 Brandywine Drive, Old Hickory, TN 37138.

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. Whenever 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(s) this 4th day of October, 2021.

The Horwath Family Trust dated June 6, 2019 and amended May 7, 2020

By: _____
James Michael Horwath, Trustee

By: _____
Sharon Lee Horwath, Trustee

_____
James Michael Horwath, Individually

_____
Sharon Lee Horwath, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2021, before me personally appeared James Michael Horwath and Sharon Lee Horwath, Trustees of The Horwath Family Trust dated June 6, 2019, James Michael Howarth and Sharon Lee Howarth, 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 4th day of October, 2021.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066