Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SEN-21-652

Karen Johnson Davidson County
Batch# 730825 DEEDWARR
10/06/2021 09:39:57 AM 2 pgs
Fees: $13.00 Taxes: $1,235.80
20211006-0134117

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6207

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2021

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Rose Hoeks and Geovanny Elenilson Aguirre Burgos 652 Roosevelt Avenue Madison, TN 37115	new owners	043-06-0-324.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Greg Goodheart and Denise Goodheart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Rose Hoeks Aguiree and Geovanny Elenilson Aguirre Burgos, 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. 199 on the Plan of Madison Park, Section 8 of record in Plat Book 4300, Page 117, 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 Edith E. Bunch, unmarried by Warranty Deed from John Riadon Homes, Inc., a Tennessee corporation of record in Book 4710, page 330, Register's Office for Davidson County, Tennessee, dated May 23, 1973 and recorded on May 24, 1973. (Value or consideration shown in aforementioned deed $18,050.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Edith Meriwether, an unmarried woman, of record in Instrument No. 20210526-0071583, Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 26, 2021.

Being the same property conveyed to Greg Goodheart and Denise Goodheart by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20210615-0080353 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on June 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 652 Roosevelt Avenue, Madison, TN 37115

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 so 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.

Dated this the 30th day of September, 2021.

Greg Goodheart

Denise Goodheart

STATE OF Florida
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Goodheart and Denise Goodheart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miramar Beach (city), Florida this 30th day of September, 2021.

Gaven G. McQueen
MY COMMISSION # GG939701
EXPIRES: December 12, 2023

Notary Public
My Commission Expires: 12-12-2023

(Notary Seal)