NEW OWNER:
Jacob & Lauren Wallstedt
5733 Sterling Oaks Drive
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
172-05-0B-068.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-462

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 763402 **DEEDWARR**
11/30/2021 12:38:08 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20211130-0158042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Greg M. Goodman and wife, Valerie Goodman** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jacob Wallstedt and Lauren Wallstedt, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Final Plat of Sterling Oaks, Phase 1 of record in Plat Book 8250, Page 998, 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 Greg M. Goodman and wife, Valerie Goodman by Warranty deed from Erich W. Faust and wife, Amy K. Faust of record in Instrument No. 20030410-0047997 Register's Office for Davidson County, Tennessee, dated February 24, 2003 and recorded on April 10, 2003.

Being also known as 5733 Sterling Oaks Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of November, 2021.

Greg M. Goodman

By: Todd A. Tressler, his attorney-in-fact

Todd A. Tressler, II, his Attorney-In-Fact
Pursuant to Power of Attorney of Record RODCT,
Instrument Number 20211130-0158041

Valerie Goodman

By: Todd A. Tressler, her attorney-in-fact

Todd A. Tressler, II, her Attorney-In-Fact
Pursuant to Power of Attorney of Record RODCT,
Instrument Number 20211130-0158040

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Todd A. Tressler, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Greg M. Goodman and Valerie Goodman**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of November, 2021.

Christin Rale
NOTARY PUBLIC

My commission expires: 4/22/23

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The actual consideration or value, whichever is greater, for this transfer is $ **600,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29 day of November, 2021.

NOTARY PUBLIC

My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY