THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 768828 DEEDWARR
12/07/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,653.90
20211207-0161913

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lindsey Platt 2402 Selma Avenue Nashville, TN 37214	FirstBank 722 Columbia Avenue Franklin, TN 37064	084-16-0-001

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew Godlewski and Jessica Godlewski, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Lindsey Platt, an unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 23** on the Plan of The Nichol Place Subdivision, which is a resubdivision of Lots 13, 14, 20, 21, 27, and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place of record in Plat Book 421, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 23 fronts 75 feet on the northerly side of Selma Avenue and runs back between paralle lines 200 feet to a dead line measuring 75 feet thereon. Said lot begins at a point in the north margin of Selma Avenue 183 feet eastwardly from the northeasterly intersection corner of Selma Avenue and Fairway Drive, being the southwesterly corner of Lot 23 and the south easterly corner of Lot 22; thence northwardly with the line of Lot 22, 100 feet to a point, being the northeasterly corner of Lot 22, and the common corner of Lot 21 and 22; thence continuing northerly with the line of Lot 21, 100 feet to a point in the southerly margin of Lot 20; thence eastwardly with the line of Lot 0, 75 feet to a point in the westerly margin of Lot 24, being the common corner of Lot 20 and 23; thence southwardly with the line of 24, 200 feet to a point in the northerly margin of Selma Avenue; thence westwardly with the margin of said Avenue, 75 feet to the point of beginning.

Being the same property conveyed to Andrew Godlewski and Jessica Godlewski, husband and wife, by Warranty Deed from Kevin Wayne Sisco and wife, Catherine D. Sisco, of record on January 12, 2017, at Instrument No. 20170112-0003657, Davidson County Register of Deeds.

This is property commonly known as 2402 Selma Avenue, Nashville, TN 37214
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 29 **day of November, 2021**:

Andrew Godlewski

Jessica Godlewski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Godlewski and Jessica Godlewski,** the bargainors, 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, this 29 day of November, 2021:

Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$447,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 29th DAY OF November, 2021.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/3/2021 (date of document).

Affiant Signature

12/3/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of December, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025