Karen Johnson Davidson County
Batch# 777408 DEEDWARR
12/21/2021 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20211221-0168573

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
7-7-2025
(AFFIX SEAL)

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03346

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robin Aldridge 7880 Via Montebello Unit #4 San Diego, CA 92129-5166	Same as New Owner 7880 Via Montebello Unit 4 San Diego, CA 92129-5166	087-05-0A-052.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessica R. Goetz, now Myers, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robin Aldridge**, hereinafter called the Grantees, their successors 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. 105 on the Plan of Final Plat of Farmingham Woods, Phase II, Section I of record in Book 7900, Page 306, 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 Jessica R. Goetz, an unmarried woman by Warranty deed from Charles J. Beard and Ashley E. Beard, husband and wife of record in Instrument No. 20180823-0083850 Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 23, 2018. (Value of consideration shown in aforementioned deed $225,000.00.) Being also known as 5961 Colchester Drive Hermitage, Tennessee 37076.

Jessica R. Goetz having since married and is now known as Jessica Myers.

Brendan Myers, spouse of Jessica R. Goetz, joined in this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5961 Colchester Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 13th day of December, 2021

Jessica Myers

Jessica Myers

Brendan Myers

STATE OF TENNESSEE

COUNTY OF Wilson

On this 13th day of December, 2021, before me personally appeared Jessica Myers and Brendan Myers, 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 (or person's) free act and deed.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My Commission Expires:

Legal Description
(Exhibit A)

21NT03283 087-05-0A-052.00-CO

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Final Plat of Farmingham Woods, Phase II, Section I of record in Plat Book 7900, Page 306, 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 as conveyed to Jessica R. Goetz, an unmarried woman by Warranty Deed from Charles J. Beard and Ashley E. Beard, husband and wife dated 08/23/2018 recorded 08/23/2018 as Document Number 20180823-0083850, Register's Office for Davidson County, TN.

Being the same property as conveyed to Robin Aldridge by Warranty Deed from Jessica R. Goetz, now Myers, married dated December 13, 2021 and recorded on_____ in Book_____, Page_____, as Document Number_____, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 5961 Colchester Dr, Hermitage, TN 37076-4407

Tennessee Certification of Electronic Document

I, Kesha Herron 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 12-13-21 (date of document).

Kesha Herron
Affiant Signature

12.16.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of December, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024