Karen Johnson Davidson County
Batch# 784494 DEEDWARR
01/04/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220104-0001441

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027
P21-10015-PL

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-18-25
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Geoffrey Daniel Gerfin and James L. Gerfin II	**Community Mortgage Corporation**	
3833 Grant Ridge Ln.	**142 Timber Creek Drive**	173-16-0A-050.00
Antioch TN 37013	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Suzanne D. Goodman, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoffrey Daniel Gerfin, a married man, and James L. Gerfin, II, a married man,**

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. 98 on the Plan of Hidden Creek, Phase I, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, corrected in Instrument No. 20030331-0042208 and Instrument No. 20031120-0169641, 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 Suzanne D. Goodman, a married woman, by Warranty deed from Jonathan Howard and wife, Tracey Howard, of record in Instrument No. 20160623-0064182, Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 23, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as: **3833 Grant Ridge Ln., Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Earl Ray Goodman, husband of **Suzanne D. Goodman**, joins in this conveyance to convey any right, title or interest he may have in the subject property by virtue of his marriage to **Suzanne D. Goodman.**

Witness my/our hand(s) this the 23rd day of December, 2021.

Suzanne D. Goodman

Earl Ray Goodman

Embossed stamp > shaded as best as possible

JAMES CHRISTIAN ROBINSON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Nov. 07, 2024
Acting in the County of Oakland

STATE OF MI

COUNTY OF Oakland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Suzanne D. Goodman and Earl Ray Goodman,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of December, 2021.

My Commission expires: Nov 7, 2024

Notary Public

Certificate of Authenticity

I, **Nick Harris**, 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 12-23-2021.

Affiant Signature

12-23-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY