When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, Suite 130
Hendersonville, TN 37075
File Number: 6-15398-RL

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-15398-RL-sb

Karen Johnson Davidson County
Batch# 785707 DEEDWARR
01/10/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,307.40
20220110-0002468

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$353,350.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of December, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Elizabeth Goodman and Joseph Leigh Goodman 765 Oakdell Avenue Madison, TN 37115	Jennifer Elizabeth Goodman and Joseph Leigh Goodman 765 Oakdell Avenue Madison, TN 37115	052 01 0 250.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Fred O. Roberts and Linnea Rebecka Roberts, AKA Rebecka Roberts, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Joseph Leigh Goodman and Jennifer Elizabeth Goodman, a married couple, hereinafter called the Grantee(s), his/her/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. 5, Block "B" on the Plan of ReSubdivision of Power & Roth Subdivision - Which is Apart of Madison Park Subdivision, of record in Plat Book 843, Page 75, 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 Fred O. Roberts and Rebecka Roberts, husband and wife, by Warranty Deed from Zachary Wayne Easterwood and Sarah Ann Easterwood, husband and wife, dated February 22, 2019 and recorded on February 25, 2019, in Instrument No. 20190225-0016992, Register's Office for Davidson County, Tennessee. Linnea Rebecka Roberts also being known as Rebecka Roberts.

This is improved property located at: **765 Oakdell Avenue, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2022**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2021.

GRANTOR:

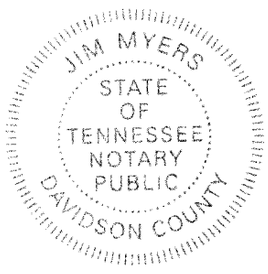
Fred O. Roberts

Linnea Rebecka Roberts, AKA Rebecka Roberts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred O. Roberts and Linnea Rebecka Roberts, AKA Rebecka Roberts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2021.



Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 Dec. 30, 2021.

Hadley Roper
Affiant Signature

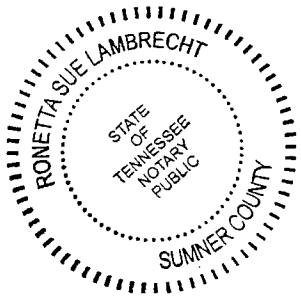
12/30/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/30/2021.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal