Karen Johnson Davidson County
Batch# 793901 DEEDWARR
01/21/2022 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220121-0008184

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Courtney L. Martin, Executrix of The Estate of Gary E. Wooten and Courtney L. Martin, Brian Wooten and Brent Martin A/K/A Martin Brent Wooten, Heirs-At-Law of the Estate Gary E. Wooten**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Juan Carlos Godefroy and Danova Katina Gardilcic De Godefroy, husband and wife and Johanna Wendeline Godefroy Gardilcic**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 105, Harborview Subdivision, Section 1, Phase 1-A, as shown on plat of record in Plat Book 6900, Page 583, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Gary E. Wooten by Instrument No. 20190916-0093599, Register's Office of Davidson County, Tennessee. The said Gary E. Wooten now being deceased, See Probate File No. 21P1971, devising said property to his heirs, Courtney L. Martin, Brian Wooten and Brent Martin.

Map & Parcel: 108-12-B-34

Property Address: 3112 Harborwood Drive, Nashville, Tennessee 37214

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **Davidson** County, Tennessee Register of Deeds office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Executed In Counterparts

IN WITNESS WHEREOF, this conveyance has been executed on the 5 day of **January, 2022**.

The Estate of Gary E. Wooten

Seller(s): _____
Courtney L. Martin, Executrix

_____
Courtney L. Martin

STATE OF TENNESSEE
COUNTY OF Mauri

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Courtney L. Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of **The Estate of Gary E. Wooten,** an estate, the within named bargainor, and that as such Executrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained and expressed, by signing the name of the Estate by themselves as such Executrix.

WITNESS my hand, at office, this 5 day of **January, 2022**.

My commission expires:
2/28/2022

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, **Courtney L. Martin,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of **January, 2022**.

My commission expires:
2/28/2022

_____
Notary Public

_____
Brian Wooten

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, **Brian Wooten,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of **January, 2022**.

My commission expires:
2/28/2022

_____
Notary Public

IN WITNESS WHEREOF, this conveyance has been executed on the 5 day of **January, 2022**

Brent Martin A/K/A Martin Brent Wooten

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, **Brent Martin A/K/A Martin Brent Wooten,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of **January, 2022.**

My commission expires:
6/22/2022

Notary Public

GREG L. SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$360,000.00.**

Affiant

Subscribed and sworn to before me, this 5 day of **January, 2022.**

My commission expires:
2/24/2025

Notary Public

NEW PROPERTY OWNERS:
Juan Carlos Godefroy and
Danova Katina Gardilcic Godefroy

~~**3112 Harborwood Drive**~~
~~**Nashville, Tennessee 37214**~~
592 Burnett Rd
Mt. Juliet, TN
37122

PERSON(S) RESPONSIBLE FOR TAXES:
SAME

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 1-5-22.

Tracey Trumphour
Affiant
Date: 1-5-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of January, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY