Karen Johnson Davidson County
Batch# 801073 DEEDWARR
02/07/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.23
20220207-0013872

WARRANTY DEED

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~Davidson~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON ~~11/19/2021~~ 1/26/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/17/23

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4860

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Boulton Properties		02606008100
c/o RENU Property Management LLC 2325 Pointe Parkway Suite 250		
Carmel, IN 46032		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Betty J. Goostree, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Boulton Properties LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Sumner** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Windsor Green Phase II-Section II of record in Plat Book 6900, Page 549, 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 No. 253 fronts 36.05 feet on the Westerly side of Buckingham Court said runs back 111.68 feet on the Southerly lot line, 130.42 feet on the northerly lot line to a line in the rear which measures 154.47 feet thereon.

Being the same property conveyed to Phillip R. Goostree and Betty J. Goostree by Warranty deed from Karen E. Brokaw of record in Instrument No. 200007050066225 Register's Office for Davidson County, Tennessee, dated June 28, 2000 and recorded on July 5, 2000. Phillip R. Goostree, having died on September 15, 2006, his interest in said property vesting in Betty J. Goostree as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 122 Buckingham Court Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 on November 19, 2021.

Betty J. Goostree by Virginia Harrington, Attorney-In-Fact

Betty J. Goostree by Virginia Harrington, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Virginia Harrington**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Betty J. Goostree for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Betty J. Goostree, and is authorized by Betty J. Goostree to execute this instrument on her behalf.

Witness my hand and official seal, this November 19, 2021.

Notary Public

My Commission Expires: 4-23-25



File #: 2021-4860

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 **November 19, 2021** (date of document).

Samantha Herrmann
Affiant Signature

1/26/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **26th** day of **January**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
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