Karen Johnson Davidson County
Batch# 829270 DEEDWARR
03/28/2022 08:32:39 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220328-0035076

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00 Melissa Renee Goucher
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 2022.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 107
Byron Scott Goucher **906 Kipling Drive** **Nashville, Tennessee 37217**	**Primary Residential Mortgage,** **1480 North 2200 West** **Salt Lake City, UT 84116**	GROUP 14 0 PARCEL 006.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Byron Scott Goucher and Melissa Renee Goucher, husband and wife

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:

Being Lot No. 65 on the map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 65 fronts 65 feet on the Northerly side of Kipling Drive and runs back between lines 173.5 feet on the Easterly line and 173.7 feet on the Westerly line to a dead line, measuring 65 feet thereon.

Being the same property conveyed to Dale Hire, a married man, by Quitclaim Deed from 1 Public Homes LLC, a Tennessee limited liability company, of record in Instrument No. 20200804-0086143, dated November 28, 2019, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No. 20220314-0029410, said Register's Office. See also prior deed of record in Instrument No. 20200721-0080122, said Register's Office.
Also see Quitclaim deed of record in Instrument No. 20220328-0035071, Register's Office for said County.
This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **906 Kipling Drive, Nashville, Tennessee 37217.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 and official seal at office this 25th day of March, 2022.

Dale Hire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Metropolitan Escrow Inc
217 Pineway Drive
Nashville, TN 37217

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027