Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833718 **DEEDWARR**
04/04/2022 09:07:17 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20220404-0038398

File No. AT-22-2201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mack Properties LLC	Mack Properties LLC	
(NAME)	(NAME)	
6128 Hill Circle Drive	1519 Amesbury Lane	103-01-0-113.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Gary Goetzman, married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mack Properties LLC,a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 13 of the unrecorded John B. Cowden Subdivision, Section 5. Said property being more particularly described as follows:

Beginning at a capped iron rod new, in the Northerly margin of Hill Circle at a distance of 20 feet from the center of the said Hill Circle, said rod being the Southwest boundary corner of Lot No. 12 of Section 5 of the unrecorded John B. Cowden Subdivision; thence with the said Northerly margin, South 72 degree 41 minutes 47 seconds West, at a distance of 15.68 feet to a point; thence with a tangent curve to the right, having a radius of 1,021.73 feet, an arc length of 81.09 feet and a chord bearing of South 74 degrees 58 minutes 13 seconds West, at a chord distance of 81.07 feet to the Western edge of a 18 inch locust, being the Southeast boundary corner of the Herman H. Stevens, Jr. et ux property, as evidenced in Deed Book 4979, Page 824, R.O.D.C., TN.; thence with the East boundary line of the said Stevens property and generally with an old fence, North 01 degree 42 minutes 53 seconds West, at a distance of 144.11 feet to a capped iron rod new in a rock pile, being the Southwest boundary corner of the James E. Cowden property, as evidenced in Instrument No. 20020530-0065437 R.O.D.C., TN.; thence with the South boundary line of the said Cowden property. North 74 degrees 20 minutes 55 seconds East, at a distance of 59.41 feet to a capped iron rod new, being the Northwest boundary corner of the said Lot No. 12; thence with the West boundary line of the said Lot No. 12, South 16 degrees 43 minutes 27 seconds East, at a distance of 140.32 feet to the point of beginning, containing 0.25 acres, more or less, according to a survey by Stephen B. Murrell, TN. R.L.S. No. 2462, of Xcel Land Surveying, Job No. 15-021, dated February 27, 2015.

Being the same property conveyed to American Homes, LLC, a Tennessee limited liability company by Warranty Deed from Jeffrey M. Pate, married of record in Instrument No. 20180917-0091838 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 17, 2018.

Being the same property conveyed to Gary Goetzman, married by Warranty deed from American Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20201215-0147601 Register's Office for Davidson County, Tennessee, dated December 14, 2020 and recorded on December 15, 2020.

This property was not a martial residence.

Being also known as 6128 Hill Circle Drive Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 30th 31st day of March, 2022.

Gary Goetzman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2022, before me personally appeared Gary Goetzman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2022.

SEE ATTACHED

Notary Signature
My commission expires: 8/31/23

CATHARINE A. SOWARDS
Notary Public - California
Los Angeles County
Commission # 2303705
My Comm. Expires Aug 31, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On MARCH 30th, 2022 before me, Catharine A Sowards, Notary Public
(insert name and title of the officer)

personally appeared Gary Goetzman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CATHARINE A. SOWARDS
Notary Public - California
Los Angeles County
Commission # 2303705
My Comm. Expires Aug 31, 2023