This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 845737 DEEDWARR
04/26/2022 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220426-0047822

State of TN)
County of Williamson)

The actual consideration or value, whichever is greater for this transfer is: $420,000

Joslyn Springer
Affiant Signature

Subscribed and sworn to before me on this the 15th Day of April, 2022

Lori C. Warren
Notary Public

My Commission expires 6/13/22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Mark and Caryl Brower
3417 Old Anderson Road
Antioch, TN 37013

SEND TAX BILLS TO:
Mark and Caryl Brower
3417 Old Anderson Road
Antioch, TN 37013

MAP AND PARCEL NUMBER: Tax ID # 136150D00300CO

WARRANTY DEED

22NT00527

Effective the 14 Day of April, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Paloma G. Goodspeed and James C. Goodspeed, wife and husband

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

Mark Brower and Caryl Brower, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Robertson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3413 Old Anderson Rd, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180504-0042877 and amended in Instrument No. 20180510-0044954 and being shown on Plat attached thereto as Exhibit "B", 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 Paloma G. Goodspeed and James C. Goodspeed, wife and husband by Warranty Deed from Tennessee Avenue Development LLC as recorded 03/04/2020 in Book NA at Page NA as Document 20200304-0023645.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Commonly Known As: 3417 Old Anderson Rd, Antioch, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 14 day of April, 2022

Paloma G. Goodspeed

Paloma G. Goodspeed

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Paloma G. Goodspeed**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand at office, this 14 day of April, 2022.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

James C. Goodspeed

State of Tennessee
County of Davidson
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James C. Goodspeed**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 14 day of April, 2022.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity
for Electronically Filed Document

I, Amy Frederickson, 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 14th (date of document).

Date: 4/19/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 19th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY