Karen Johnson Davidson County
Batch# 864416 DEEDWARR
05/27/2022 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20220527-0061988

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1650

WARRANTY DEED

STATE OF Tennessee)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
RESICAP TENNESSEE OWNER II LLC **3630 Peachtree Road Northeast, Suite 1500** **Atlanta, GA 30326**	**SAME**	**080-12-0-023.00**

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, I,

CATHY B. GOODMAN, Unmarried

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

RESICAP TENNESSEE OWNER II LLC, a Delaware Limited Liability Company

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

LAND located in Davidson County, Tennessee, being all of Lot No. 337 on the Plan of Section Two, Bordeaux Hills, of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Cathy B. Goodman by Quitclaim Deed from Austin L. Goodman, a single man, dated July 25, 2019 and recorded July 29, 2019 in Instrument Number 20190729-0074584, as corrected by Scrivener's Affidavit recorded January 27, 2021 in Instrument Number 20210127-0012200; and the same property previously conveyed to Austin L. Goodman, a single man, by Warranty Deed from Nodirjon Radjabov, dated May 19, 2016 and recorded May 23, 2016 in Instrument Number 20160523-0051069, Register's Office for Davidson County, Tennessee.

This is improved property known as 1469 Snell Blvd., Nashville, TN 37218

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 this 23rd day of May, 2022

Cathy B Goodman
CATHY B. GOODMAN

KAREN G. FITCH
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

STATE OF Tennessee)
COUNTY OF Bradley)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CATHY B. GOODMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Cleveland, Tennessee on this 23rd day of May, 2022.

Karen G. Fitch
Notary Public

My Commission Expires: April 22, 2023

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 May 24, 2022.

Tori Cole

Affiant Signature

Date: 5/24/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 24 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

