GRACYN DADY
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 $519,900.00

Affiant

Subscribed and sworn to before me, this July 5, 2022

Notary Public

My commission expires: 1/6/25

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: New Owner	Map-Parcel Numbers:
Michael Valdes	1413 Cardinal Ave	**033-10-0-011.00**
1413 Cardinal Ave. ~~335 Northwind Dr.~~	Nashville, TN 37216	
Nashville, TN 37216 ~~Goodlettsville, TN 37072~~		

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, **Faye D. Carnahan**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Valdes, unmarried** 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:

Property known as: 335 Northwind Dr., Goodlettsville, TN 37072, County of Davidson

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 9 on the Plan of Ridgemont Estates, Section One, which plan appears of record in Book 5050, Page 73, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Faye D. Carnahan by Quitclaim Deed from Spouse to Spouse from James W. Carnahan, dated 10/12/2015 and recorded 10/27/2015 in Instrument No. 20151027-0109140, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 033-10-0-011.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 335 Northwind Dr., 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, 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 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

LTE File No.: 22-1545TN

Karen Johnson Davidson County
Batch# 887842 DEEDWARR
07/12/2022 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20220712-0080120

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(s) this July 5, 2022.

Faye D Carnahan by Jeffrey C Attorney in Fact

Faye D. Carnahan by Jeffrey Carnahan, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this July 5, 2022 before me personally appeared **Jeffrey Carnahan** to me known to be the persons described in and who executed the foregoing instrument on behalf of **Faye D. Carnahan** as her attorney in fact, and acknowledged that such persons executed the same as such person's free act and deed of the said **Faye D. Carnahan**,.

Witness my hand and official seal at office this July 5, 2022

Notary Public

Commission Expiration:

1/4/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on July 5, 2022.

Affiant Signature

7.5.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 5 day of July, 2022

Christina Indrei
Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY