WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Scott DeWaters and Catrina DeWaters	Pinnacle Bank	098 13 0C 189.00
505 Pauls Trail	PO Box 702726	
Hermitage, TN 37076	Dallas, TX 75370	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES DARRELL GOODWIN AND WIFE LAURA GOODWIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

SCOTT DEWATERS AND CATRINA DEWATERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 182, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, LLC, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James Darrell Goodwin and wife, Laura Goodwin, by Warranty Deed from Frank Batson Homes, Inc., dated July 27, 2007, recorded on July 30, 2007, in Instrument No. 20070730-0090338, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

This is improved property known as 505 Pauls Trail, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 887896 DEEDWARR
07/12/2022 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220712-0080185

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 12th day of July, 2022.

James Darrell Goodwin

Laura Goodwin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state James Darrell Goodwin and Laura Goodwin, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 12th day of July 2022.

Notary Public
My Commission expires: 4/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kimberly Hollingshead, 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 7-12-22.

Kimberly Hollingshead, Esq.

7-12-22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of July, 2022.

Notary Signature

My Commission Expires 4/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON