WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Y-JDUCK-22-621

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 891359 **DEEDWARR**
07/20/2022 08:20:25 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20220720-0082921

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Finca Development, LLC	**New Owner**	
(NAME)	(NAME)	**090-12-0-207.00**
3406 Shelby Bottoms Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **KIMBERLY GOHEEN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FINCA DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lying and being in Davidson County, Tennessee, being Lot C, Westboro, Section 4 as shown on plat of record in Book 2854, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property, described as follows:

Beginning at an iron pin set in concrete in the Westerly margin of Westboro Drive, said pin marking the Northeast corner of Lot Number 4 as shown on the Plat of Westboro Section 3 as of record in Book 1424, Page 82, Register's Office for Davidson County, Tennessee, thence along the line of said Lot No. 4 South 53 degrees 09 minutes West, 226.9 feet to an iron pin set in concrete; thence South 34 degrees 01 minutes East, 97.1 feet to a point; thence North 48 degrees 03 minutes East, 236 feet to a point in the Westerly margin of Westboro Drive; thence northwesterly along the Westerly margin of Westboro Drive, 76 feet to the point of beginning; same being Lot C in Plat of record in Book 2854, Page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly Goheen by Special Warranty deed from Fannie Mae AKA Federal National Mortgage Association of record in Instrument No. 20101115-0091373 Register's Office for Davidson County, Tennessee, dated November 11, 2010 and recorded on November 15, 2010.

Being the same property conveyed to Kimberly Goheen by Quitclaim deed from John Michael Goheen, Jr. of record in Instrument No. 20170131-0009958 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 31, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any loss or damage due to the insufficiency of the legal description as set forth in Schedule "A" hereof.
- Subject to all matters shown on the Plan of record in Book 2854, Page 71, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Westboro Dr, Nashville, Tennessee 37209**.

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 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 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 the 15th DAY OF JULY, 2022.

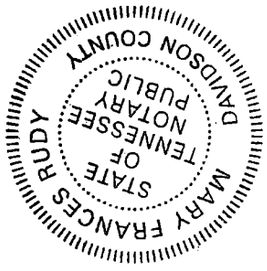
Kimberly Goheen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212