Karen Johnson Davidson County
Batch# 899188 DEEDWARR
08/04/2022 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20220804-0089045

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/16/2024

(AFFIX SEAL)

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #22-KA-0313-Pilk

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC.
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Fall and Daniel Rodriguez	**New Owner**	
(NAME)	(NAME)	**114-14-0A-021-00**
313 Dogwood Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **GREG M. GOLDBERG AND JENNIFER S. GOLDBERG, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHANIE FALL AND DANIEL RODRIGUEZ, WIFE AND HUSBAND** 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Woodland Forest section Two of record in Plat at Instrument No. 20050331-0035005, 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 Greg M. Goldberg and Jennifer S. Goldberg, husband and wife by Warranty deed from NVR Inc, a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 200712040-140569 Register's Office for Davidson County, Tennessee, dated November 29, 2007 and recorded on December 04, 2007. (Value of consideration shown in aforementioned deed $297,724.00.).

This conveyance is subject to:

*PUD Boundary Plat for Woodland Forest of record in Plat Book 6900, Page 443, in the Register's Office for Davidson County, Tennessee.
*Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 684, Book 7596, page 692 and Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
*By-Laws of HOA of record in Instrument Number 20040503-0049797, amended in Instrument No. 20050916-0111744, in the Register's Office for Davidson County, Tennessee.

*Conveyance of Common Areas to HOA of record in Instrument Number 20050415-0042083 and in Instrument Number 20060505-0052580, in the Register's Office for Davidson County, Tennessee.
*Easement for Storm Water Detention of record in Instrument Number 20031119-0168896, in the Register's Office for Davidson County, Tennessee.
*Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **313 Dogwood Trail, Nashville, TN 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 3rd day of August, 2022.

Greg M. Goldberg by Ricki Anne Sokol his attorney-in-fact
Greg M. Goldberg by Ricki Anne Sokol, his Attorney-In-Fact

Jennifer S. Goldberg by Ricki Anne Sokol her attorney-in-fact
Jennifer S. Goldberg by Ricki Anne Sokol, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2022, before me personally appeared Ricki Anne Sokol, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Greg M. Goldberg, and acknowledged that she executed the same as free act and deed of said Greg M. Goldberg.

Witness my hand, at office, this 3rd day of August, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2022, before me personally appeared Ricki Anne Sokol, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Jennifer S. Goldberg, and acknowledged that she executed the same as the free act and deed of said Jennifer S. Goldberg.

Witness my hand, at office, this 3rd day of August, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 08/03/2021 (date of document).

Shannon O'Neill

08/03/2021

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3 day of August, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD