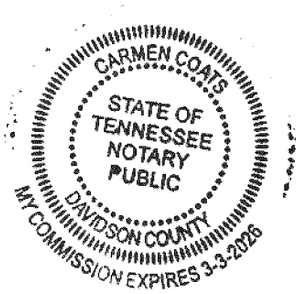
Karen Johnson Davidson County
Batch# 909655 DEEDWARR
08/30/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220830-0097690

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $565,000.00. Affiant Subscribed and sworn to before me, this the 29th day of August, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Megan McNary	Provident Funding Associates L.P.	146-15-0-155.00
429 Old Towne Drive	7 Parkway Center, Suite 220	
Brentwood, TN 37027	Pittsburgh, PA 15220	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GILBERT ODELL GOODMAN, II, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN MCNARY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

0.48 Acre Property and Associated House; PT Lot 66, Sec 4, Haileywood Estates, of record in Book 2330, page 59, Register's Office for Davidson County, Tennessee as Follows:

Beginning at a point in the Easterly Margin of Anchorage Drive at the Corner at Lots No. 65 and 66; thence Easterly 246.85 feet to a point which is 17 feet South of the Corner of Said Lots No. 65 and 66 thence Southeasterly 17.6 feet to a Concrete Monument; thence Southerly 108.3 feet to the Corner of Lots No. 66 and 67; thence with the Line between said Lots, Westerly 205 feet to the Easterly margin of Anchorage Drive; thence with the margin of the same, Northerly around a Slight Curve, 77 feet to the point of Beginning.

Being the same property conveyed to Tabitha H. Goodman and Gilbert O. Goodman by Warranty deed from William H. Smallman of record in Instrument No. 20111019-0081373 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011.

Being the same property conveyed to Gilbert Odell Goodman II by Quitclaim deed from Tabitha Ellen Harrison of record in Instrument No. 20140103-0000904 Register's Office for Davidson County, Tennessee, dated January 03, 2014 and recorded on January 03, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5212 Anchorage Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of August, 2022.

Gilbert Odell Goodman, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 29th day of August, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025