Karen Johnson Davidson County
Batch# 911887 DEEDWARR
09/02/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20220902-0099078

Name and Address of New Owner:
Gilbert Odell Goodman, II
1250 Fernbank Dr.
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 095-11-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra E. Powers, Trustee under the Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gilbert O'Dell Goodman, II, A single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 21 on the Plan of Cloverdale Section II and Revision Lots 21 and 22, Section I, as of record in Book 2133, Page 58, Register's Office for said County, as follows: Beginning at a point in the northwesterly margin of Wanda Drive at the common corner of Lots No. 20 and 21; thence with the margin of said Drive southwesterly 23.4 feet to a monument and continuing with the margin of said Drive, southwesterly along a curve, 223.5 feet to a monument at the corner of Lots 21 and 71; thence northerly with the line between said lots, 121.5 feet to a monument; thence westerly with the line between said lots, 230.5 feet to a monument; thence long the rear of Lot No. 21 notheasterly 173.5 feet to the corner of Lots No. 20 and 21; thence with the line between said lots, southeasterly 372 feet to the point of beginning.

Being the same property conveyed to Sandra E. Powers, Trustee under the Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011 by Quitclaim Deed dated May 10, 2011 from Katherine M. Beasley, a widow, recorded in Instrument No. 20110613-0044895, Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2022.

Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011

By: Sandra E. Powers (SEAL)
Sandra E. Powers, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sandra E. Powers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011, the within named bargainor, and she as such Trustee being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Irrevocable Trust Agreement of Katherine M. Beasley dated May 10, 2011, by herself as Trustee.

Witness my hand, at office, this 30th day of August, 2022.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $349,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires:
File No. 2022-4977-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 8/30/22 (date of document).

Affiant Signature

9/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

