When recorded, return to:
Midtown Title, LLC
1704 Charlotte Avenue Suite 105
Nashville, TN 37203
File Number: 1-18722-AP

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18704-KS

Karen Johnson Davidson County
Batch# 913721 DEEDWARR
09/07/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220907-0100365

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 6th day of September, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rick Toscano 524 Achievement Drive Nashville, TN 37209	New Owner	142-04-0A-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Douglas Brent Goddard, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Rick Toscano, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 179, Belle Forest Condominium Apartments, as shown on Plat of record in Plat Book 5200, Page 167 and as established by Master Deed of record in Book 5438, Page 699, in the Register's Office.

Being the same property conveyed to Douglas Brent Goddard, an unmarried man by Warranty Deed from Chelsea L. Talley, married of record as Instrument No. 20170809-0081616 in the Register's Office for Davidson County, Tennessee, dated August 7, 2017 and recorded on August 9, 2017.

This is improved property located at: **214 Old Hickory Boulevard, 179, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of September, 2022.

GRANTOR:

Douglas Brent Goddard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas Brent Goddard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 September 6, 2022.

Storey Carver
Affiant Signature

9/6/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6th day of September 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

