Karen Johnson Davidson County
Batch# 917539 DEEDWARR
09/16/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20220916-0103366

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula A. Masner, an unmarried woman** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Hamilton Goscombe and Maria Sayil Camacho Perez, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1 - 053-03-0-160.00
Being Lot No. 1, Section "C", Village of Old Hickory, as shown on plan recorded November 3, 1950, Book 1909, Page 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Subject to and/or reserving one (1) special easement 12 feet wide for sewer, water, electric and/or telephone cable, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement. If special easement is abandoned, for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the easterly margin thereof. The easement reserved by the Plan of Section "D" Book 1424, Page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 144, Page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, Page 281 and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from public street to a private driveway, this conveyance of Lot No. 1 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

Tract 2 - 053-03-0-160.00
Being Lot No. 2 Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, Page 66, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paula A. Masner, an unmarried woman by Warranty Deed from Carnes D. Flatt Trustee of the Old Hickory United Methodist Church AKA Old Hickory Methodist Church of record in Instrument No. 20170629-0065546 Register's Office for Davidson County, Tennessee, dated June 26, 2017 and recorded on June 26, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1300 Hadley Avenue, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Daniel Hamilton Goscombe	First Horizon Bank	053-03-0-160.00
1300 Hadley Avenue	165 Madison Avenue	053-03-0-161.00
Old Hickory, TN 37138-2913	Memphis, TN 38103	

WITNESS THE EXECUTION HEREOF this 13th day of September, 2022.

Paula A. Masner

State of Tennessee)
County of Davidson)

On this 13th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Paula A. Masner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 729,900.00.**

Affiant

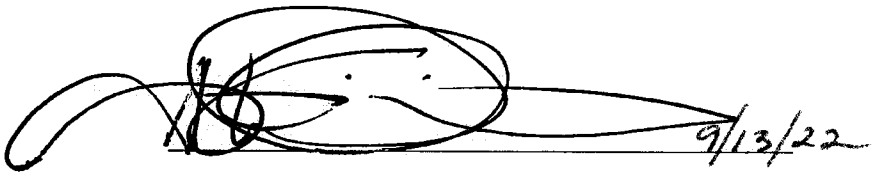
Sworn and subscribed before me on this the 13th day of September, 2022.

Notary Public

My Commission Expires: 3/3/26

True Copy Certification

I, **Angela Y. Poston-Williamson**, 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 9/13/22.



Angela Y. Poston-Williamson Date

State of Tennessee

County of Davidson

Personally appeared before me, Lydia H. Weaver, a notary public for this county and state, Angela Y. Poston-Williamson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lydia H. Weaver 9/13/22

Lydia H. Weaver Date

My Commission Expires: 07/06/2026

Tennessee House Bill 633
Effective 07/01/21