Karen Johnson Davidson County
Batch# 918892 DEEDWARR
09/20/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $835.99
20220920-0104421

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $225,944.00 Affiant Subscribed and sworn to before me, this the 14th day of September, 2022. Notary Public My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Michael Goodman	Legacy Home Loans LLC	117-11-0J-339.00 CO and
2025 Woodmont Boulevard #339	103L Kearman Dr.	
Nashville, TN 37215	White House TN 37188	

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, WE,

Carol Lynn Driver, Trustee of the Carol Lynn Driver Revocable Trust dated 01/17/17

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Christopher Goodman, an unmarried 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 No. 339, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument Number 20040209-0015685, re-recorded in Instrument Number 20040212-0017074; amended in Instrument Number 20050404-0036415 and Instrument Number 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

BEING the same property conveyed to Carol Lynn Driver, Trustee of the Carol Lynn Driver Revocable Trust dated January 17, 2017, by Quitclaim Deed from Lynn Driver (a/k/a Carol Lynn Driver), dated 1/17/2017 and recorded 1/20/2017 in Instrument No. 20170120-0006258; and being the same property previously conveyed to Lynn Driver, unmarried, by Warranty Deed from H.H. Nuss, unmarried, dated 7/30/2015 and recorded 8/5/2015 in Instrument No. 20150805-0078105, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2025 Woodmont Boulevard #339, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 14th day of September, 2022.

Carol Lynn Driver Revocable Trust dated 01/17/17

BY: _____
Carol Lynn Driver, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named Carol Lynn Driver with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument on behalf of the Carol Lynn Driver Revocable Trust dated 01/17/17 for the purposes therein contained, and who further acknowledged herself to be the Trustee and being authorized to execute this document on behalf of the Carol Lynn Driver Revocable Trust dated 01/17/17 .

Witness my hand and official seal at Nashville, Tennessee, this 14th of September, 2022.

_____
Notary Public

My Commission Expires: 9.21.2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

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 09/20/2022 ____ (date of document).

Affiant Signature

09/20/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of September, 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