Karen Johnson Davidson County
Batch# 919409 DEEDWARR
09/20/2022 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220920-0104712

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18841-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2022.

Notary Public
My Commission Expires: 1-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lee K. Costlow 206 Monticello Avenue Goodlettsville, TN 37072	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	034 09 0 152.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Lisa Goodwin f/k/a Lisa M. Garretson, a married person,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lee K. Costlow, a single man,** hereinafter called the Grantee(s), 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 Lot No. 16 on the plan of Gateway, Section 2, as shown by plat of record in Plat Book 3300, Page 81, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 94 feet on the easterly side of Monticello Avenue, and extends back 176 feet on the northerly line and 169 feet on the southerly line to a dead line which is a broken line and measures 121.2 feet thereon.

Being the same property conveyed to Lisa M. Garretson by Quit Claim Deed from Robert Garretson of record as Instrument No. 20170728-0076416 in the Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 28, 2017.

David Goodwin joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **206 Monticello Avenue, Goodlettsville, TN 37072.**

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 GRANTEES, their heirs and assigns forever; and we do

covenant with the said GRANTEES 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 GRANTEES, 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 15th day of September, 2022.

GRANTOR:

Lisa Goodwin

David Goodwin

STATE OF FLORIDA
COUNTY OF Marion

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

WITNESS my hand and seal at office this 15th day of September, 2022.

SOPHIA L. BRYANT
MY COMMISSION # HH 080130
EXPIRES: March 29, 2025
Bonded Thru Notary Public Underwriters

Notary Public
My Commission expires: 3/29/2025

202209200104712

Certificate of Authenticity

I, Kirsten Virden, 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 9/15/2022.

Kirsten Virden — 9/15/22

Affiant Signature — Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of September, 2022..

Bria Sawyers

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

