THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042816** Karen Johnson Davidson County Batch# 939405 DEEDWARR 11/08/2022 03:33:30 PM 3 pgs Fees: $18.00 Taxes: $1,787.10 20221108-0120015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $483,000.00. Affiant Subscribed and sworn to before me, this 4th day of November, 2022. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

WARRANTY DEED

Address New Owner: Valerie Graper and Adam Gulinello 1147 Kirkland Avenue Nashville TN 37216	Send Tax Bills To: New Owner PO Box 2606 Monterey, MA 01245	Tax Information: Tax Parcel ID No. 072-07-0-006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin Flynn Goodlett and Kirsty Hughan Goodlett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Valerie Graper, unmarried and Adam Gulinello, unmarried, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Minor Plat a Resubdivision of Portions of Lots 34 & 35 Noel Inglewood Place, of record in Instrument No. 20141105-0102085, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BENJAMIN FLYNN-GOODLETT and KIRSTY E. HUGHAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JANELLE M. CLAY, of record in Instrument No. 20170417-0036999 , dated April 12, 2017 , said Register's Office.

Benjamin Flynn Goodlett and Benjamin Flynn-Goodlett being one and the same.

Kirsty E. Hughan having since married and is now known as Kirsty Hughan Goodlett.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 072-07-0-006.00.

Matters shown on the Plan of record in Instrument No. 20141105-0102085, said Register's Office.

This is improved property located at 1147 Kirkland Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of November, 2022.

Benjamin Flynn Goodlett

Kirsty Hughan Goodlett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Flynn Goodlett and Kirsty Hughan Goodlett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 **11/4/22**.

Date

Emily Manno

Affiant Signature

11/4/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, 20**22**.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

