Karen Johnson Davidson County Batch# 950227 DEEDWARR 12/12/2022 09:32:30 AM 3 pgs Fees: $18.00 Taxes: $3,515.00 20221212-0128552	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $950,000.00 Margaret H. Smith Affiant Subscribed and sworn to before me, this 9th day of December, 2022. Notary Public My commission expires: 11/22/23 LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Margaret H Smith **Carried H Ward**	**Legacy Home Loans, LLC**	**117110E000400CO**
3502 Hopkins St	**1036 Stearman Drive Suite 6**	
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory Hall Golter and Jeanette L Golter and Katherine Golter Cox

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

Margaret H Smith, an unmarried woman and Carrie H Ward, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 137-B, on the plan of Bentley Park Condominiums, of record in Book 6900, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bob J Golter and wife, Helen Hall Golter, by Warranty Deed from Jin K Cha and wife, Cynthia L Cha, dated October 3, 1994, of record in Book 9486, Page 889, in the Register's Office for Davidson County, Tennessee. Helen Hall Golter died November 28, 2018, leaving Bob J Golter as the sole surviving tenant. Bob J Golter died March 11, 2022, with Gregory Hall Golter, Jeanette L Golter and Katherine Golter Cox being the devisees under the Last Will and Testament of Bob J Golter.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 3502 Hopkins St, 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 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 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 GRANTEES, their 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.

Gregory Hall Golter Date: 12/08/2022

Gregory Hall Golter

Jeanette L. Golter Date: 12-8-2022

Jeanette L Golter

Katherine Golter Cox Date: 12.8.2022

Katherine Golter Cox

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gregory Hall Golter, Jeanette L Golter, and Katherine Golter Cox, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 11/22/23

LEON L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/8/2022 (date of document).

Jennifer Russell
Affiant Signature

12/9/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

