This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 951898 DEEDWARR
12/15/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,742.33
20221215-0129943

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $470,900

Affiant Signature

Subscribed and sworn to before me on this the 29 day of November, 2022.

Notary Public

My Commission expires 7,9,24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Laryssa Emeigh & James Goodlad III
2432 Melbourne Drive
Nashville, TN 37214
NAME AND ADDRESS FOR TAX BILLS:
Fairway Independent Mortgage Corp
4201 Marsh Lane
Carrollton, TX 75007

MAP AND PARCEL NUMBER: Tax ID #:07307010200

WARRANTY DEED

22NT01558

Effective the 29 Day of November, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Barbara B. Pippin, Trustee U/A/D October 8, 1999 of the Pippin Survivor's Trust and any Successors in Trust, and any amendments thereto
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Laryssa Emeigh & James Goodlad III, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 300 on the Plan of Sunset View, Section IV, of record in Plat Book 2854, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 300 fronts 125 feet on the Northwesterly side of Melbourne Drive and extends back 216.4 feet on the Southwesterly line and 165.7 feet on the Northeasterly line to a dead line measuring 116.6 feet thereon.

Being the same property as conveyed to Barbara B. Pippin, Trustee U/A/D October 8, 1999 of the Pippin Survivor's Trust and any Successors in Trust, and any amendments thereto by Quit Claim Deed from Barbara B. Pippin, Trustee U/A/D October 8, 1999 and any amendments thereto dated 04/26/2017 recorded 04/26/2017 in Book NA, Page NA, as Document Number 20170426-0041037, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 2432 Melbourne Dr, Nashville, TN 37214-1422

This conveyance is made subject to restrictions of record in book 2956, pg 595, and easement of record in book 6471, page 50, Register's Office for Davidson County, Tennessee.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 6 day of December 2022

Barbara B. Pippin
Barbara B. Pippin

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Barbara B. Pippin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be **Trustee** of the **Pippin Survivor's Trust U/A/D October 8, 1999 and any Successors in Trust**, and that as such **Barbara B. Pippin**, executed the foregoing instrument for the purpose therein contained.

Notary Public
My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Howard G. Hill Jr.
Howard G. Hill, Jr.

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Howard G. Hill, Jr.**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My commission expires: 9/2/24

**** Howard G. Hill Jr. is joining in this deed for purposes of conveying marital interest***

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tori Cole, 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 December 15, 2022.

Tori Cole

Affiant Signature

Date: 12/15/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 15, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

