Karen Johnson Davidson County
Batch# 952930 DEEDWARRSP
12/19/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $6,841.30
20221219-0130928

This Instrument Was Prepared By:

Hannah A. Kolb, Esq.
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transaction is $1,849,000.00.

Affiant

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me on this 16th day of December, 2022.

Notary Public

My Commission Expires: 5-5-25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Miriam & Wolfe, LLC 1 Waters Avenue Nashville, TN 37206	Same	Map/Parcel 083 09 0 176.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, WAYNE M. GOODWYN AND WIFE, DEBRA L. GOODWYN (collectively, the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MIRIAM & WOLFE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (the "Grantee"), its successors and assigns all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of East Edgefield Addition of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne M. Goodwyn and wife, Debra L. Goodwyn by Warranty Deed from Dan M. Roden and wife, Rosemary W. Roden

of record in Instrument No. 20050921-0113449, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantor, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 16th day of December, 2022.

GRANTOR:

Wayne M. Goodwyn

Debra L. Goodwyn

STATE OF Tennessee)
COUNTY Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wayne M. Goodwyn and wife, Debra L. Goodwyn, with whom I am personally acquainted, and who acknowledged that they are the within named bargainors, and as such executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2022.

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

NOTARY PUBLIC

My Commission expires: 9/2/2024

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of December, 2022.

Notary's Signature

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202212190130928