	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of December, 2022. Notary Public My commission expires: 5-9-2023 (AFFIX SEAL)

Return TO

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PETERSON REAL ESTATE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY	New Owner	090-16-0-199.00
7104 Sweetbriar Cir		Karen Johnson Davidson County Batch# 952933 DEEDWARR 12/19/2022 11:58:30 AM 3 pgs Fees: $18.00 Taxes: $1,572.50 20221219-0130933
Franklin, TN 37062		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

LETTA A. GOFORTH, UNMARRIED

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

PETERSON REAL ESTATE INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 501, as shown on the map entitled Charlotte Park, Section VII, of record as Plat Book 2663, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to EDWIN H. GOFORTH AND WIFE, LETTA A. GOFORTH, by deed from MARTIN CONSTRUCTION COMPANY, of record in Book 2960, page 195, dated September 9, 1959, said Register's Office.
EDWIN H. GOFORTH HAVING SINCE DIED.

LETTA A. GOFORTH IS ALSO KNOWN AS LETTA ANN GOFORTH.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 528 Achievement Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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.

Witness my/our hand(s) this 16th day of December, 2022.

Letta Goforth by Teresa Jenkins, Attorney in fact
LETTA ANN GOFORTH
BY: TERESA ANN JENKINS, HER ATTORNEY IN FACT

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, TERESA ANN JENKINS, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said TERESA ANN JENKINS, to me known to be the person who executed the same as the free act and deed of the said LETTA ANN GOFORTH and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said LETTA ANN GOFORTH.

Witness my hand and official seal at Fairview, TN, this 16th day of December, 2022.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Prophet, 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 12-16-22 (date of document).

Affiant Signature

12-16-2022

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

