39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 956493 DEEDWARR
12/30/2022 09:47:08 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20221230-0133848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28Th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2024
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMS
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew David Franks	Renasant Bank	107-05-0A-118.00 CO
(NAME)	(NAME)	
118 Five Oaks Drive	2001 Park Place North, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred and Twenty Thousand Dollars And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY D. GOLDMANN, SUCCESSOR TRUSTEE OF THE SUSAN GOLDMAN IRREVOCABLE TRUST DATED SEPTEMBER 3RD, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW DAVID FRANKS, A SINGLE PERSON** 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. 118, as shown on the map entitled Five Oaks, Formerly The Meadow, a Planned Unit Development, of record in Book 5200, page 355, as amended in Book 5784, page 521, 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 TIFFANI S. GOLDMANN, by deed from WAYNE A. JONES, JR. AND WIFE, MISTY S. JOHNS, of record in Book 9960, page 345, dated February 26, 1996, said Register's Office. Being further conveyed to JEFFREY D. GOLDMANN, by quitclaim deed from TIFFANI S. WALDO, of record in Book 10946, page 650, dated November 24, 1997, said Register's Office. Being further conveyed to SUSAN GOLDMANN, by quitclaim deed from JEFFERY D. GOLDMANN, of record in Book 11601, page 986, dated July 19, 1999, said Register's Office. Being further conveyed to JEFFREY D. GOLDMANN AND SUSAN GOLDMANN, by quitclaim deed from SUSAN GOLDMANN, of record in Instrument No. 20000804-0077758, dated August 31, 2000, said Register's Office. Being further conveyed to SUSAN GOLDMANN, by quitclaim deed from JEFFREY D. GOLDMANN, of record in Instrument No. 20151202-0121267, dated December 2, 2015, said Register's Office. Being further conveyed to SUSAN GOLDMANN REVOCABLE LIVING TRUST, by quitclaim deed from SUSAN GOLDMANN, of record in Instrument No. 20210914-0123035, dated September 3, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 118 Five Oaks Drive, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 15 day of November, 2022

Jeffrey D. Goldmann, Successor Trustee of the Susan Goldman Irrevocable Trust Dated September 3rd, 2021

BY:_____
Jeffrey D. Goldmann, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey D. Goldmann, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the successor trustee of The Susan Goldman Irrevocable Trust Dated September 3, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 15 of November, 2022.

_____
Notary Public
My Commission Expires: 7.9.24

(SEAL)

