39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 973754 DEEDWARR
02/23/2023 02:00:24 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20230223-0012916

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2023-01-9470B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Michael Louis Goldhammer	CapStar	091 10 0V 005.00
(NAME)	(NAME)	
6008 Sterling Street	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS J. WILSON, MARRIED,** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL LOUIS GOLDHAMMER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 5 on the Plan of Sterling Point, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions, By-Laws and Attorneys Certificate of Sterling Point in #20180806-0077219 and as amended in #20180808-0078139 and #20220525-0060680, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas J. Wilson from Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 15, 2019 and of record on November 19, 2019, in Instrument No. 20191119-0118983, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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.

Farrah WIlson joins in this conveyance to convey all right title and interest that she may have in the above property.

Witness my hand this 10th day of February, 2023

Thomas J. Wilson

Farrah Wilson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Thomas J. Wilson and wife, Farrah Wilson** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of February, 2023.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023