THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37514-02-2023** **RETURN TO:** ~~PREMIER ESCROW, LLC~~ **4301 HILLSBORO PIKE, STE 300** **NASHVILLE, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 28th day of February, 2023. Notary Public My Commission Expires:

ALEXIS CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

Address New Owner: Carleigh Goebel 6014 Cortez Court Hermitage, TN 37076	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 08602001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amber Duncan-Gundogdu, formerly known as Amber Duncan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carleigh Goebel, unmarried woman** ("Grantee") her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6014 Cortez Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

Subject property has never been the marital residence of Grantor.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 975501 DEEDWARR
03/01/2023 10:42:37 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20230301-0014493

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of February, 2023.

Amber Duncan-Gundogdu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber Duncan-Gundogdu, formerly known as Amber Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public

My Commission Expires:

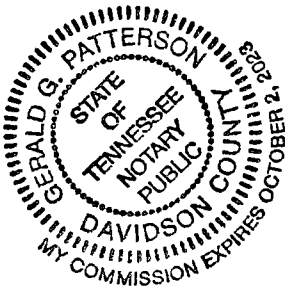


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Dodson Heights, as shown by Plat of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amber Duncan, unmarried, by deed dated August 18, 2014 from David B. Reynolds and wife, Theresa Reynolds of record in Instrument No. 20140825-0077285, Register's Office for Davidson County, Tennessee. Amber Duncan having since married and is now known as Amber Duncan-Gundogdu.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 08602001900.
2. Restrictive Covenants contained in an instrument of record in Book 3130, Page 623 and Book 3161, Page 279, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, Page 113, Register's Office for Davidson County, Tennessee.