Karen Johnson Davidson County
Batch# 987334 DEEDWARR
03/31/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $8,676.50
20230331-0023572

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343891**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,345,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul D. Crook and Susan M. Crook 606 Lynnwood Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 096.00

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, **Scott Goldman and Jessica Goldman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul D. Crook and Susan M. Crook, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 201 and part of 7th Street, (now closed), on the Plan of Part of Royal Oaks Land Co's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at an iron pin on the Easterly side of Lynnwood Boulevard, at the Southwest corner of the property conveyed to Jack R. Ames and wife, by deed from Royal Oakes Land Company, as of record in Book 1472, page 93, said Register's Office; thence with Ames' Southerly line, Eastwardly 311.5 feet to the Westerly margin of Brighton Avenue, now closed; thence with the Westerly margin of said Avenue, now closed, crossing 7th Street, now closed, 170.9 feet to the Southerly ;margin of 7th Street, now closed, as shown on the said Plan; thence with the same, Westwardly to the Easterly margin of Lynnwood Boulevard; thence with said Boulevard Northwardly 186.85 feet more or less, to the beginning.

Being the same property conveyed to Scott Goldman and Jessica Goldman, as tenants by the entirety, by Warranty Deed from Rolf Birger Zettersten and Johanna Marie Zettersten, as Co-Trustees of The Rolf and Johanna Zettersten Trust, of record in Instrument No. 20200916-0105604, in the Register's Office of Davidson County, Tennessee, dated September 15, 2020 and recorded on September 16, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part of Royal Oaks Land Co's Subdivision of the Baker Tract, as recorded in Plat Book 421, Page(s) 102-103.

This is improved property located at 606 Lynnwood Blvd Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2023.

Scott Goldman

Jessica Goldman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Goldman and Jessica Goldman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2023.

Notary Public
My Commission Expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 31, 2023.

Affiant Signature

3/31/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of March, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY