Box14

Karen Johnson Davidson County
Batch# 987484 DEEDWARR
04/03/2023 09 58 47 AM 3 pgs
Fees $18 00 Taxes $2,867 50

20230403-0023785

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Ortale Kelley Law Firm (PW)
330 Commerce Street, Suite 110
Nashville, TN 37201

File No. 36294

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S).
ROHAN WILLIAM GOEL	~~NEW OWNER~~	103-12-0-044 00
(NAME) 238 Cherokee Road	Wilson Bank & Trust	
(ADDRESS) Nashville TN 37205	(ADDRESS) 207 Legends Drive	
(CITY) (STATE) (ZIP)	(CITY) Lebanon TN (STATE) 37087 (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One and No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARLAN DODSON,** AS **EXECUTOR OF THE ESTATE OF BERNARD D. GOLDSTEIN, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROHAN WILLIAM GOEL, 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

See Exhibit "A" attached hereto and made a part hereof

The conveyance of the above-described parcel of land is subject to the following (i) all property taxes and assessments, (ii) restrictions, conditions, reservations, covenants, and easements of record, (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record, (vi) and health department regulations that may affect the property

unimproved ☐
This is improved ☒ property, known as 238 Cherokee Road, Nashville, TN 37205
(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 GRANTOR, its successors and representatives forever, and Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, it has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and Grantor does further covenant and bind itself, its successors 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 our hands this 30th day of March, 2023.

Estate of Bernard D Goldstein
BY _____
Harlan Dodson, Executor

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Harlan Dodson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in his capacity as Executor of the Estate of Bernard D Goldstein, and acknowledged that he executed the same as his free act and deed, in his capacity as said Executor and not otherwise.

Witness my hand and official seal on March 30, 2023

My Commission Expires _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

NOTARY PUBLIC

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 's 50 and 51 of Block "I" on the Plan of Cherokee Park, Section 3 of record in Book 843, Pages 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 's 50 and 51 of Block "I" front together 120 feet on the easterly side of Cherokee Road and run back 132 16 feet on the northerly line of Lot No. 51 and 132 58 feet on the southerly line of Lot No 50, to a dead line and measures 120 feet thereon

Being all of the same property conveyed to Solomon Goldstein and wife, Anne Tina Goldstein by Deed dated July 24, 1941, from Eddie Lewis and wife, Bernice R Lewis of record in Book 1195 Page 325, Register's Office for Davidson County, Tennessee The said Solomon Goldstein having died on July 16, 1956, leaving Anne Tina Goldstein as the surviving tenant by the entirety. The said Anne Tina Goldstein being one and the same person as Anne Goldstein-Glanstin having died intestate on July 28, 1993, and pursuant to an Order filed in Docket No. 97P-113, Probate Court for Davidson County, Tennessee, Bernard D. Goldstein was appointed as Administrator and was determined to be the sole heir-at-law of Anne Goldstein-Glanstin Affidavit of Heirship of Anne Tina Goldstein of record in Book 10924 Page 406, Register's Office for Davidson County, Tennessee The said property was further conveyed to Annsol 238 Cherokee Trust by Quitclaim Deed dated April 21, 1998, from Bernard 0. Goldstein, married, of record in Book 10924 Page 407, and further conveyed to Bernard D Goldstein by Quitclaim Deed dated October 11, 2013, from Annsol 238 Cherokee Trust of record in Instrument No 20131022-0109916, said Register's Office. The said Bernard D. Goldstein having died testate on February 23, 2022 Harlan Dodson was appointed as Executor of the Estate of Bernard 0 Goldstein of record in Docket No 22P374, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Pursuant to the Last Will and Testament of Bernard D Goldstein, the real property which was owned by the deceased is specified to be administered as part of the Probate Estate and the Executor is authorized to sell the property without the joinder of any beneficiary.