Karen Johnson Davidson County
Batch# 999416 DEEDWARR
05/04/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230504-0032993

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Jeanann Goss, an unmarried woman	Same as new owner	
604 Sunnyslope Ct (ADDRESS)	(ADDRESS)	012-03-0-013.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Red Thunder Properties, LLC, a Georgia Limited Liability Company , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeanann Goss, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Grizzard Manor of record in Plat Book 4660, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Red Thunder Properties, LLC, a Georgia Limited Liability Company by Warranty deed from Zelma Dye and Debby Scudder as joint tenants in common with full rights of survivorship of record in Instrument No. 20160927-0101636 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 27, 2016, as corrected in Scivener's Affidavit of record in Instrument No. 20230410-0025417 Register's Office for Davidson County, Tennessee, dated April 6, 2023 and recorded on April 10, 2023.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 604 Sunnyslope Ct, Goodlettsville, TN 37072
(House Number) (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.

Witness my/our hand(s) this day of April, 2023.

WARRANTY DEED
(Continued)

Red Thunder Properties, LLC, a Georgia Limited Liability Company

BY: Phillip D. Faircloth, member
Phillip D. Faircloth, Member

BY: Lynne N. Faircloth, member
Lynne N. Faircloth, Member

STATE OF Georgia:
COUNTY OF Laurens:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phillip D. Faircloth and Lynne N. Faircloth, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselvesf to be all the Members (or other officer authorized to execute the instrument) of Red Thunder Properties, LLC, a Georgia Limited Liability Company, the within named bargainor, a Georgia limited liability company, and that as such Members, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Managing Members of said Red Thunder Properties, LLC.

Witness my hand and official seal, at office, on this the 27th day of April, 2023

Notary Public

My Commission Expires: October 25, 2024

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

APRIL DABNEY FROE
NOTARY
EXPIRES
GEORGIA
OCTOBER 25, 2024
PUBLIC
FULTON COUNTY

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 4/28/2023 (date of document).

Affiant Signature

4/28/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025