Karen Johnson Davidson County
Batch# 1013737 DEEDWARR
06/09/2023 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20230609-0044118

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

File #23-PA-3499-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF June, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel S. Steinberg and Ann Kennedy Perry	CMC ~~New Owner~~ SYNOVUS BANK	
(NAME)	(NAME)	**117 12 0F 001.00**
2168 Hospitality Lane	800 SHADES CREEK PKWY MS101	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	BIRMINGHAM, AL 35209	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRUCE GODDARD AND DEBI GODDARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL S. STEINBERG AND ANN KENNEDY PERRY, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Unit A, Granny White Cottages, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130918-0098167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bruce Goddard and Debi Goddard, Husband and Wife, by Warranty Deed from John A. Biola and Joy S. Biola, Husband and Wife, of record in Instrument No. 20150128-0008008, in the Register's Office of Davidson County, Tennessee, dated January 23, 2015, and recorded on January 28, 2015. The said Debi Goddard is also known as Deborah Goddard.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Galecrest No. 2, as recorded in Plat Book 843, Page(s) 50.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130918-0098167.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140430-0036232.

*Electrical Permit recorded in Book 7505, Page 237.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3499 Granny White Pike, Nashville, TN 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th day of June, 2023.

Bruce Goddard by Loy Carney, Attorney In Fact

Bruce Goddard by Loy Carney, his Attorney-In-Fact

Debi Goddard by Loy Carney, Attorney In Fact

Debi Goddard by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Bruce Goddard and acknowledged that he executed the same as the free act and deed of the said Bruce Goddard.

Witness my hand, at office, this 8th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Debi Goddard and acknowledged that he executed the same as the free act and deed of the said Debi Goddard.

Witness my hand, at office, this 8th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 9, 2023 (date of document).

Affiant Signature

June 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023