Karen Johnson Davidson County
Batch# 1015946 DEEDWARR
06/16/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20230616-0046013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $358,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2023.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Antonio Torres 806 Nella Dr. Goodlettsville TN 37072	New Owner	033-14-0-083.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ashley Goad King, Executrix of the Estate of Stanton R. Goad**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Antonio Torres, married**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee being Lot No. 25 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Stanton R. Goad, by Quitclaim Deed from Sandra W. Goad, dated 12/3/1998 and recorded 1/27/1999 in Book 11313, Page 124; and being the same property previously conveyed to Stanton R. Goad and wife, Sandra W. Goad, by Warranty Deed from Ottie C. Robinson and wife, Virgie Susan Robinson, dated 11/1/1993 and recorded 11/4/1993 in Book 9141, Page 513, in the Register's Office of Davidson County, Tennessee.The said Stanton R. Goad, also known as Stanton Reynolds Goad, having since died testate on October 12, 2022 with his estate being probated under Case No. 23P-110, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised his estate to his daughters, Ashley Goad King and Laura Katherine Goad Brott. Ashley Goad King was appointed Executrix of the Estate per the terms of his Last Will and Testament.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7808, Page 551, Register's Office for Davidson County, Tennessee.

2023 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 806 Nella Drive, Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 14 day of June, 2023.

Estate of Stanton R. Goad

BY: _____
Ashley Goad King, Executrix

State of Florida
County of Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Goad King, with whom I am personally acquainted and who proved herself to be the Executrix of the Estate of Stanton R. Goad, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14 day of June, 2023.

Commission Expires: 07/13/2023

_____
Notary Public:

Laura Sheets
Notary Public
State of Florida
Comm# HH106649
Expires 7/13/2025

Certificate of Authenticity

I, **Brenda Huntsman**, 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 6/14/23.

Date

Brenda Huntsman

Affiant Signature

6/16/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY