WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. T-21051-mc

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0192

Karen Johnson Davidson County
Batch# 1018207 DEEDWARR
06/23/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $825.10
20230623-0047720

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 day of June, 2023

Notary Public

Commission Expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rowena Goodloe 80 Rolling Meadows Drive Goodlettsville, TN 37072	Fairway Independent mtg. 4750 S. Biltmore Lane Madison WI 53718	033-04-0A-080.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Maxine S. Strickler, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rowena Goodloe, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 80 on the Plan of Rolling Meadows Townhomes, Phase One, Section 11, of record in Plat Book 9700, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Maxine S. Strickler by Warranty Deed from Sandra Whited and Janice Newlin, heirs at law of Opal S. Foster, dated 10/25/2013 and recorded 10/29/2013 in Instrument No. 20131029-0112315, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No.20230519-0037630, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 80 Rolling Meadows 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of June, 2023.

Maxine S. Strickler by Gary F. Strickler,
Attorney in Fact

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary F. Strickler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Maxine S. Strickler and that he is authorized by Maxine S. Strickler to execute this instrument on her behalf.

Witness my hand and official seal at Mecklenburg/Charlotte, North Carolina this 21 day of June, 2023.

Christopher A. Hoke
Notary Public
My Commission Expires: 11-23-2025

(Notary Seal)

Christopher A. Hoke
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires: 11-23-2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/21/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/21/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of June, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

