Karen Johnson Davidson County
Batch# 1021035 DEEDWARR
06/29/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230629-0049830

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Greg and Denise Goodheart 1015 Doveland Ct. Brentwood, TN 37027	same as new owner	117-03-0A-112.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARCI GERWE, TRUSTEE OF THE MARCI ANN GERWE REVOCABLE TRUST DATED JANUARY 21, 2021,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer. convey, and confirm unto **GREG GOODHEART AND DENISE GOODHEART, HUSBAND AND WIFE,** ("Grantees" herein). their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 112, Plan of Versailles Apartments, as shown on plat of record in Plat Book 5050, Page 80, as amended in Book 5171, Page 153, and as established by Master Deed recorded in Book 5168, Page 944, as amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to BARBARA SAMPSON, by deed from JOE M. EDWARDS AND WIFE, SANDRA L. EDWARDS, of record in Instrument No. 20170612-0058578, dated June 9, 2017, said Register's Office.

This is improved property known as: 3000 Hillsboro Pike, #112, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 26th day of June, 2023.

MARCI ANN GERWE REVOCABLE TRUST, DATED JANUARY 21, 2021

Marci Gerwe Trustee
MARCI GERWE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **MARCI GERWE, TRUSTEE OF THE MARCI ANN GERWE REVOCABLE TRUST, DATED JANUARY 21, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 26th day of June, 2023.

Tricia Ball
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$300,000.00.**

Affiant

Sworn to and subscribed before me this 26TH day of June, 2023.

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:

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 29, 2023 (date of document).

Affiant Signature

June 29, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th 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