WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027989 DEEDWARR
07/19/2023 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20230719-0055446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

DAVIDSON COUNTY ASHLEE O. PAGE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: James Goodwin and Laura Goodwin	SEND TAX BILLS TO: James Goodwin and Laura Goodwin	MAP-PARCEL NUMBERS
(NAME) 1987 OLD LAGUARDO RD. EAST	(NAME) 1987 OLD LAGUARDO RD. EAST	08106011000
(ADDRESS) LEBANON, TN 37087	(ADDRESS) LEBANON TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jeremy Mallard, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Goodwin and wife, Laura Goodwin** , HEREINAFTER CALLED THE GRANTEE, 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. 16 on the Plan of Cumberland Gardens, Section Five, a Resubdivision of Lots 13, 14, 15, 16, 17, 18, 19, 20 and 21 of J. Mat Williams Subdivision of Lot No. 8 Harding Bosley Tract of record in Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 begins at point on the southerly margin of Salem Mason Drive at the common dividing line between Lots Nos. 16 and 17 on said plan; thence, southerly along said dividing line 87.7 feet to a concrete marker; thence easterly 82 feet to a concrete marker on the westerly margin of 26th Avenue North; thence, northerly along the westerly margin of 26th Avenue North; 58.2 feet to the beginning of a curve; thence around said curve , in a northwesterly direction 39.27 feet to a point; thence, westerly along the southerly margin of Salem Mason Drive, 43.6 feet to the point of beginning.

Being the same property conveyed to Jeremy Mallard, unmarried by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20161221-0134444 Register's Office for Davidson County, Tennessee, dated October 19, 2016 and recorded on December 21, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1901 Salem Mason Dr. Nashville, TN 37208
(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 hand this 18th day of July, 2023.

Jeremy Mallard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

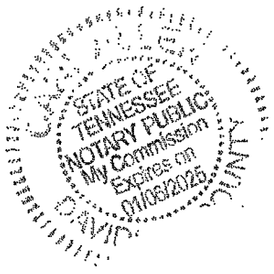
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jeremy Mallard**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of July, 2023.

Notary Public

My Commission Expires: 1-6-25





Certificate of Authenticity

I, Holly A Mason, 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 7/18/23.

Affiant Signature

7/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26