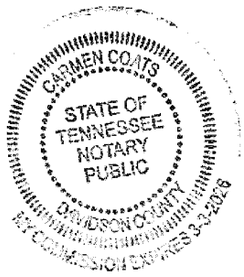
Karen Johnson Davidson County
Batch# 1034395 DEEDWARR
08/03/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20230803-0060173

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $308,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hayden Goodheart	Legacy Home Loans dba Steadfast Mortgage	117-03-0A-112.00-CO
3000 Hillsboro Pike #112	2 Cadillac Drive	
Nashville, TN 37215	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREG GOODHEART AND DENISE GOODHEART, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYDEN GOODHEART, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 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 Warranty deed from Joe M. Edwards and wife, Sandra L. Edwards of record in Instrument No. 20170612-0058578 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 12, 2017.

Being the same property conveyed to Marci Gerwe by Quitclaim deed from Barbara Sampson of record in Instrument No. 20180321-0026837 Register's Office for Davidson County, Tennessee, dated March 21, 2018 and recorded on March 21, 2018.

Being the same property conveyed to Marci Gerwe, Trustee of the Marci Ann Gerwe Revocable Trust dated January 21, 2021 by Quitclaim deed from Marci Gerwe of record in Instrument No. 20210125-0010234 Register's Office for Davidson County, Tennessee, dated January 21, 2021 and recorded on January 25, 2021.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife by Warranty deed from Marci Gerwe, Trustee of the Marci Ann Gerwe Revocable Trust Dated January 21, 2021 of record in Instrument No. 20230629-0049830 Register's Office for Davidson County, Tennessee, dated June 26, 2023 and recorded on June 29, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3000 Hillsboro Pike #112, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2023.

Greg Goodheart

Denise Goodheart

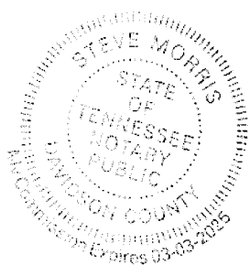
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Denise Goodheart and Greg Goodheart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2023.

Notary Public

My Commission Expires: 5.7.25



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 August 3, 2023 (date of document).

Affiant Signature

August 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 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