WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040767 DEEDWARR
08/21/2023 11 58 32 AM 2 pgs
Fees. $13 00 Taxes. $1,850 00

20230821-0065007

G-PPPD-23-46[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Kelly Richert and Peter Richert	**Mutual of Omaha Mortgage, Inc.**	
(NAME)	(NAME)	**028-00-0-187 00**
4630 Grays Point Rd	**P.O. Box 961292**	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080-8927	**Fort Worth, TX 76161**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDELL G. GOODMAN AND LUCY E. GOODMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY RICHERT AND PETER RICHERT, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Beginning at an iron rod in the northern right of way of Gray's Point Road, said point being the southeastern corner of the Terry Goodman property as described in Instrument 20110419-0030233 RODC and the southwestern corner of the Robert Ladd property as described in Deed Book 10452 Page 131 RODC,

Thence, with Goodman's east line, North 06 degrees 26 minutes 30 seconds West, 925.59 feet to an iron rod, the True Point of Beginning,

Thence, with a new line, South 69 degrees 41 minutes 56 seconds West, 496 61 feet to an iron rod,

Thence, South 74 degrees 1 9 minutes 39 seconds West, 125 00 feet to an iron rod in the east edge of a 30 foot Ingress/Egress easement,

Thence, with said easement, North 15 degrees 40 minutes 21 seconds West, 352 00 feet to an iron rod in the south line of Tract 2,

Thence, with Tract 2, North 74 degrees 19 minutes 39 seconds East, 703 90 feet to an iron rod in the west line of Ladd,

Thence, with Ladd's line, South 09 degrees 57 minutes 37 seconds West, 116 08 feet to an iron rod,

Thence, South 06 degrees 26 minutes 25 seconds East, 209.99 feet to the point of beginning and containing 5 004 acres according to a survey by Delle Land Surveying Company, Inc

Also conveyed herewith is a joint driveway and utility easement, along with all the rights and obligations thereunder, as described in the Joint Driveway and Mutual Maintenance Agreement of record in Instrument No 20151016-0105413, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Wendell G Goodman and Lucy E. Goodman, husband and wife by Quitclaim Deed from Wendell G. Goodman and Lucy E Goodman, husband and wife, and Phillip J Wheeler and Terry Goodman, husband and wife, of record in Instrument No. 20151016-0105414 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 16, 2015
Being a portion of the same property conveyed to Phillip J Wheeler and wife, Terry Goodman, as tenants by the entirety, as to an undivided 50% interest and Wendell G Goodman and wife, Lucy E Goodman, as tenants by the entirety, as to an undivided 50% interest by Warranty Deed from Altamont Affordable Homes, Inc of record in Instrument No 20110419-0030233, Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 19, 2011

This conveyance is subject to
• Taxes for the year 2023 and subsequent years, a lien not yet due and payable
• Subject to the flow of any creeks, streams, or branches across subject property.
• Joint Driveway and Mutual Maintenance Agreement of record in Instrument Number 20151016-0105413, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Private Water Service Line Easement of record in Instrument Number 20160912-0095479, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Subsurface Overflow System of record in Instrument Number 20170524-0051429, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **4630 Grays Point Rd, Joelton, Tennessee 37080-8927**.

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF AUGUST, 2023

Wendell G Goodman

Wendell G Goodman

Lucy E Goodman

Lucy E Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDELL G GOODMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of August, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCY E GOODMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 4th of August, 2023

Notary Public
My Commission Expires
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212