Karen Johnson Davidson County
Batch# 1042942 DEEDWARR
08/25/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,552.63
20230825-0066712

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $689,900.00 Affiant Subscribed and sworn to before me, this the 25th day of August, 2023. Notary Public My commission expires: 3/3/26

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:
Hamza Said	Magna Lia Bank	146-16-0-095-00
479 Brentlawn Drive	1637 S Hopkinsville Rd	
Nashville, TN 37220	Hopkinsville KY 42748	

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 **HAMZA SAID, 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 Lot No. 108 on the Plan of Brentwood Hall, Section V, of record in Book 2133, Page 127, said Register's Office.

Said Lot No. 108 fronts 121.0 feet on the Southerly side of Brentlawn Road and runs back 127.0 feet on the Easterly line and 192.0 feet on the Westerly line to a broken line in the rear which measures 147.90 feet thereon.

Being the same property conveyed to James M. Long, unmarried, by Warranty Deed from Joe M. Myers, unmarried, of record in Book 7173, Page 24, Register's Office for Davidson County, Tennessee, dated March 17, 1987 and recorded on March 18, 1987.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife by Warranty deed from James M. Long, a married man of record in Instrument No. 20221129-0125158 Register's Office for Davidson County, Tennessee, dated November 22, 2022 and recorded on November 29, 2022.

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 479 Brentlawn Drive, Nashville, TN 37220, 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 25th day of August, 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 Greg Goodheart and Denise 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 25th day of August, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 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** 8-25-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8-25-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th **day of** August **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

