WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055614 DEEDWARR
09/29/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230929-0076667

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2023.

Tricia Groom
Notary Public

MY COMMISSION EXPIRES: 7.10.2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Ethan T. Goodwin		096-10-0-301.00
(NAME)	(NAME)	
3130 Ironwood Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **I Charles Glenn Dyer, II, Executor of the Estate of Charles G. Dyer and Charles Glenn Dyer II, Heir at law of the deceased,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ethan T. Goodwin, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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. 785 on the Plan of Cloverhill, Section No. 10, as of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles G. Dyer, unmarried, by Warranty Deed from Jerry D. Butler and wife, Judith A. Butler, dated 03/31/1986, of record in Book 6819, Page 924, Register's Office for Davidson County, Tennessee.

The said Charles G. Dyer died intestate on 04/05/2018, leaving the said Charles Glenn Dyer, II as his sole heir at law as evidenced in the Affidavit of Heirship filed for record at Instrument No. 20221020-0114279, Register's Office for Davidson County, Tennessee, and by Order for Intestate Administration Probate filed as Case No. 18P1213 on August 9, 2018 in the Circuit Court for Davidson County, Tennessee Probate Division.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3130 Ironwood Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 26th day of September, 2023.

The Estate of Charles G. Dyer

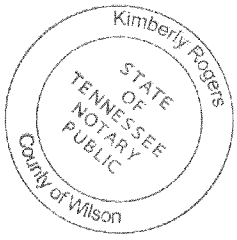
By: Charles Glenn Dyer II, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Glenn Dyer, II, the Executor for the estate of Charles G. Dyer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of September, 2023.

Notary Public:
My Commission Expires: 6-9-2024



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 926-23.

Kim Rogers
Affiant
Date: 9-26-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 26 day of September, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY