Karen Johnson Davidson County
Batch# 1059541 DEEDWARR
10/10/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20231010-0079547

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Brian S. Shelton, Trustee 2710 Brightwood Avenue Nashville, TN 37212	same as new owner	117-04-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JEFFREY G. GOODWIN AND SPOUSE, BRIAN J. LINK** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **BRIAN S. SHELTON, TRUSTEE OF THE 2710 BRIGHTWOOD AVENUE REVOCABLE TRUST, U/A/D OCTOBER 4, 2023** ("Grantee" herein), his heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the north 31 feet of Lot No. 125, and the south 19 feet of Lot No. 126, as shown on the map entitled Map of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said Lots Nos. 125 and 126 adjoin and front together 50 feet on the Easterly side of Brightwood Avenue and run back between parallel lines 161.5 feet to an alley.

Being the same property conveyed to JEFFREY G. GOODWIN AND SPOUSE, BRIAN J. LINK, by deed from PROVINCE BUILDERS, LLC, of record as Instrument No. 20190403-0030015, dated March 29, 2019, said Register's Office.

This is improved property known as: 2710 Brightwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 10th day of October, 2023.

JEFFREY G. GOODWIN

BRIAN J. LINK
BY: JEFFREY G. GOODWIN, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY G. GOODWIN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 10th day of October, 2023.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY G. GOODWIN, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of BRIAN J. LINK, as his duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said BRIAN J. LINK.

Witness my hand and official seal at Nashville, TN, this 10th day of October, 2023.

Notary Public

My Commission Expires: 5/5/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,700,000.00.**

Affiant

Sworn to and subscribed before me this 10 day of October, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/10/23 (date of document).

Affiant Signature

10/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2026