Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0272

Karen Johnson Davidson County
Batch# 1062913 DEEDWARR
10/19/2023 11 28.09 AM 3 pgs
Fees $18 00 Taxes $624 01

20231019-0082010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168 650 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of October, 2023

Notary Public

Commission Expires 7/27/27

Kayla R Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
William B Geiger & Brandon Durrell Goodwin 107 Apache Ct Hendersonville, TN 37075	New Owner	033-03-0A-105 00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Thomas E. Donaldson and Joyce L. Hannah, heirs at law of Winifred M. Donaldson** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Geiger, a married man and Brandon Durell Goodwin, a married man HEREINAFTER CALLED THE GRANTEES, 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 105 on the Plan of Rolling Meadows, Phase I, Section VI, as of record in Book 7900, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 8049, Page 711 and Instrument No 20170203-0011853, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Winifred M Donaldson, a single woman, by Warranty Deed from Thomas A Ankenbauer and wife, Rose M Ankenbauer, dated 9/27/2002 and recorded 10/2/2002 in Instrument No 20021002-0119970, Register's Office for Davidson County, Tennessee

The said Winifred M Donaldson having since died intestate on 7/11/2020 Pursuant to Pursuant to Affidavits of Heirship/Inheritance of record in Instrument No 20200928-0111063 and Instrument No 20200928-0111064, said Register's Office, her heirs at law are Thomas E Donaldson and Joyce Lynn Donaldson Hannah

Joyce Lynn Donaldson Hannah and Joyce L Hannah are one and the same person

Power of Attorney of record in Instrument No 20231019-0082009 Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 105 Rolling Meadows Drive Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 18th day of October, 2023

Thomas E Donaldson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas E. Donaldson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2023

Notary Public
My Commission Expires 8-20-24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Dated this the 18th day of October, 2023

Joyce L. Hannah by Thomas E. Donaldson, Attorney in Fact

Joyce L Hannah by Thomas Donaldson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Thomas Donaldson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Joyce L Hannah and that he is authorized by Joyce L Hannah to execute this instrument on her behalf

Witness my hand and official seal at Hendersonville, Tennessee this 18th day of October, 2023

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires 8-20-24