THIS INSTRUMENT PREPARED BY:

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

Karen Johnson Davidson County
Batch# 1065422 DEEDWARR
10/26/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231026-0084012

ADDRESS NEW OWNER
Gloria Perez Lopez and
Pablo Hernandez Lopez
252 Timmons Street
Nashville, TN 37211

SEND TAX BILLS TO
new owner

MAP/PARCEL
119-14-0-064.00

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, **JENNIFER R. GOODMAN, A MARRIED WOMAN** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **GLORIA PEREZ LOPEZ AND SPOUSE, JUAN PABLO HERNANDEZ LOPEZ** ("Grantees" herein), their 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, in the 16th Councilmanic District more particularly described as follows:

Being the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife by deed from C.W. Talley and wife, of record in Book 1372, page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23 westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D Waller and wife, of record in Book 1415, page 149, said Register's Office; thence with said Miller's easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.

Being the same property conveyed to JENNIFER R. GOODMAN, A MARRIED WOMAN, by deed from JOSEPH L. LAMBERSON AND KALEY E. LAMBERSON, HUSBAND AND WIFE, of record as Instrument No. 20210803-0104184, dated July 30, 2021, said Register's Office.

Subject property is an investment property and was never a primary residence of the Grantor.

This is improved property known as: 252 Timmons Street. Nashville. TN 37211.

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

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors 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. 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 25th day of October, 2023.

JENNIFER R. GOODMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared JENNIFER R. GOODMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 25th day of October, 2023.

Notary Public

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

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$435,000.00.**

Affiant

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

Notary Public

My Commission Expires: 5/5/25

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

Tennessee Certification of Electronic Document

I, Paul Soper, 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 10/25/23 (date of document).

Affiant Signature

10/26/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

