THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6669-WE

Karen Johnson Davidson County
Batch# 1068412 DEEDWARR
11/03/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $11,527.09
20231103-0086203

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,115,431.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/5/25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Randall Goodman and Jennifer Ross Goodman, Trustees	new owner	
4000 Graybar Court		117-11-0R-004.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Graymont Development, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Randall Goodman and Jennifer Ross Goodman, Trustees of the Goodman Family Trust, u/a/d April 14, 2023**

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. 4 on the Plan of Phase 2 Plat of Graymont of record in Plat at Instrument No. 20160729-0078233, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee Limited Liability Company by General Warranty Deed from Oscar Tivis Nelson, Jr., and wife, Patricia O'Connor Nelson, of record in Instrument No. 20140310-0019922, Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 10, 2014.

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Oscar Tivis Nelson, Jr. and wife, Patricia O'Connor Nelson, of record in Instrument No. 20140310-0019923, Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 10, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 4000 Graybar Court, Nashville, TN 37215

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

Witness our hands this the 2 day of November, 2023.

Graymont Development, LLC, a Tennessee Limited Liability Company

BY: _____
Michael A. Hartley, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Michael A. Hartley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of **Graymont Development, LLC**, the within-named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal this the 2 day of November, 2023.

_____
Notary Public

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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 11/2/23 (date of document).

Affiant Signature

11/3/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

