THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1075434 DEEDWARR
11/27/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20231127-0091478

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
George W. Oliver and Darlene Oliver 409 Rolling Mill Rd Old Hickory, TN. 37138	New Owners	119-14-0-A-016.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Megan Godbey, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **George W. Oliver and Darlene Oliver, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit No. 16, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed by Warranty Deed from Shirley A. Browder, and unmarried woman and Teri Radcliff, a married woman, to Megan Godbey, a single woman, of record on 12/22/2015, at Instrument No. 20151222-0128873, Davidson County Register of Deeds.

This is property commonly known as 2929 Selena Drive, 16, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 27th **day of November, 2023**:

Megan Godbey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 27 day of **November, 2023:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$213,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27 DAY OF **November, 2023:**

Ragan N. Veach
Notary Public

My Commission Expires: _____

RAGAN N. VEACH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES AUGUST 8TH, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 November 27, 2023 (date of document).

Date: November 27, 2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 27th day of November, 2023.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026