Karen Johnson Davidson County
Batch# 1075598 DEEDWARR
11/28/2023 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20231128-0091700



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2023.

Notary Public

My commission expires: 9.21.26

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cody Joseph Goetz and Sydney Scranton Goetz	**New Owner**	**082-14-0A-086.00CO**
844 1st Avenue North		
Nashville, TN 37201		

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, WE,

Kristin Carbray now known as Kristin Carbray Martin, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody Joseph Goetz and Sydney Scranton Goetz, husband and wife

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 844 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228- 0155671, Second Amendment in Instrument No. 20060518-0058640 and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kristin Carbray, unmarried, by Warranty Deed from Chad M. Grout and wife, Jennifer S. Grout, of record in Instrument No. 20151217-0126817, dated December 15, 2015, Register's Office for Davidson County, Tennessee. Kristin Carbray has since married and is now known as Kristin Carbray Martin.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. Master Deed of record in Instrument No. 20051221-0153160, amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, Instrument No. 20101129-0094655, Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee. By Laws of record in 20051221-0153160 (Exhibit "C"), amended in 20090109-0002382, Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Book 11233, Page 522, in the Register's Office for Davidson County, Tennessee. Easement to Nashville Gas Co. of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee. Flowage Easement to USA of record in Book 2195,

Page 432, in the Register's Office for Davidson County, Tennessee. Deed of common areas to Homeowners Association of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee. Sewer and Drainage Easement of record in Book 7228, Page 400 and Book 11112, Page 881, in the Register's Office for Davidson County, Tennessee. Easement to USA for Lock and Dam Project of record in Book 2303, Page 437 and Book 2303, Page 442, in the Register's Office for Davidson County, Tennessee. Party Wall Rights and Agreement. Railroad Spur Track Right of Way if any -as shown in Master Deed. Sewer Easement of record in Book 2098, Page 166, in the Register's Office for Davidson County, Tennessee. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019392, in the Register's Office for Davidson County, Tennessee. Restriction for Phillips-Jackson Street Redevelopment Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280, in the Register's Office for Davidson County, Tennessee. Supplemental Restriction of record in Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee. Ordinance Approving Amendment of record in Instrument No. 20130903-0092714 and Instrument No. 20130903-0092717, in the Register's Office for Davidson County, Tennessee. Tunnel Sewer Agreement of record in Minute Book 55, Page 468, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.

c. All other easements and restrictions of record.

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) building restrictions, and (5) other matters of public record.

This is improved property known as 844 1st Avenue North, Nashville, TN 37201.

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 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 my/our hand(s) this 21st day of November, 2023.

Kristin Carbray Martin

Kristin Carbray Martin

*Zane Martin, spouse of Kristin Carbray Martin, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

Roderick Zane Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kristin Carbray Martin and husband, Roderick Zane Martin,** with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2023.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 23-422
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-21-23.

Affiant Signature

11-28-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY