WARRANTY DEED

Karen Johnson Davidson County
Batch# 1079931 DEEDWARR
12/08/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20231208-0094771

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Affiant

Subscribed and sworn to me on 12/06/23.

NOTARY PUBLIC

My Commission Expires:

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rhonda Gierow, Trustee 1724 Linden Avenue Nashville, TN 37212	Rhonda Gierow, Trustee 1726 Linden Avenue Nashville, TN 37212	104 16 0 165.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Spencer Goudeau and Courtney Goudeau, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Rhonda Gierow, Trustee of the Arnnin Gierow Trust and Rhonda Gierow, Trustee of the Annie Gierow Trust, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 107, on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Spencer Goudeau and Courtney Goudeau, husband and wife by Warranty Deed from Adam J. Liff, Trustee of the Adam J. Liff Living Trust, of record in Instrument No. 20151204-0122417, Register's Office for Davidson County, Tennessee, dated December 01, 2015 and recorded on December 04, 2015.
>
> This is improved property known as 1724 Linden Avenue, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 and official seal on 12/06/23.

Spencer Goudeau

Courtney Goudeau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/06/23, before me personally appeared Spencer Goudeau and Courtney Goudeau, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/06/23.

NOTARY PUBLIC



My Commission Expires: 9-8-2025

Certificate of Authenticity

I, Lucretia Albert, 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 Dec 6, 2023.

Date

Lucretia Albert

Affiant Signature

12/07/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 07 day of December, 2023

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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