Karen Johnson Davidson County
Batch# 1083005 DEEDWARR
12/18/2023 10:27:30 AM 6 pgs
Fees: $33.00 Taxes: $4,717.50
20231218-0097246

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:
Frost Brown Todd LLP
150 3rd Avenue South, Suite 1900
Nashville, Tennessee 37201
Attn: Blake C. Bars, Esq.

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Rachel B. Liff, Trustee 1907 Warfield Drive Nashville, Tennessee 37215	SAME	131-03-1R-001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michele Goorman** ("Grantor"), has this day bargained and sold, and by these presents does transfer and convey unto **Rachel B. Liff, Trustee of the Rachel B. Liff Declaration of Trust u/t/a dated December 5, 2023** ("Grantee"), her successors and assigns, certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this General Warranty Deed, which is attached hereto and incorporated herein by reference (the "Property").

The Property is improved property located at 1907 Warfield Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds herself, her heirs and personal representatives, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance and all covenants and warranties contained herein are subject to the matters set forth on Exhibit B to this General Warranty Deed, which is attached hereto and incorporated herein by reference.

[*the remainder of this page is left blank; signatures follow*]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 14th day of DECEMBER 2023.

GRANTOR:

Michele Goorman

Michele Goorman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, L. ETHAN TREUTLE, a Notary Public with authority to act in the State and County aforesaid, Michele Goorman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14 day of DECEMBER 2023

L. Ethan Treutle

Notary Public

My Commission Expires: September 07, 2026

L. ETHAN TREUTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF OHIO)
COUNTY OF HAMILTON)

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars ($1,275,000.00).

AFFIANT – Terese M. Wells

Sworn to or affirmed and subscribed before me, this 15th day of December 2023. This is a jurat. An oath or affirmation was administered to the signer.

Notary Public

My Commission Expires: 10/3/2028

NOTARIAL SEAL STATE OF OHIO

CATHY D. McDONALD
Notary Public, State of Ohio
My Commission Expires
October 3, 2028

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 1909 A AND B WARFIELD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION, OF RECORD INSTRUMENT NO. 20150513-0043890, AND AMENDED IN INSTRUMENT NO. 20160401-0031125, SECOND AMENDMENT IN INSTRUMENT 20160429-0041972, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED DECLARATION TO WHICH REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO MICHELE GOORMAN BY WARRANTY DEED FROM JEFFREY M. TURPIN AND KATHERINE M. TURPIN, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20230303-0015394, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.

2. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

TRUE COPY CERTIFICATION

I, Terese M. Wells, 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 December 14, 2023.

Affiant Signature

12/15/2023
Date

STATE OF OHIO)
COUNTY OF HAMILTON)

Sworn to or affirmed and subscribed before me this 15th day of December, 2023. This is a jurat. An oath or affirmation was administered to the signer.

Notary

My Commission Expires: 10/3/2028
Notary Seal:

NOTARIAL SEAL
STATE OF OHIO

CATHY D. McDONALD
Notary Public, State of Ohio
My Commission Expires
October 3, 2028