Karen Johnson Davidson County
Batch# 1096060 DEEDWARR
01/30/2024 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20240130-0006565

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $364,900.00 Affiant Subscribed and sworn to before me, this 23 day of January, 2024 Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephanie Goings **Conchita Goings**	New Owner	**10714009800**
1002 Goodbar Dr		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1002 Goodbar Dr Trust

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

Stephanie Goings, an unmarried woman and Conchita Goings, an unmarried woman

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. 206, on the Map of Miro Meadows,of record in Book 1424, Pages 94 & 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1002 Goodbar Dr Trust, by Warranty Deed from Rickey K Savage and Annette F Savage, husband and wife, dated August 10, 2023, of record in Instrument No. 20230811-0062461, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gladys M Savage, Ricky K Savage, and Annette F Savage, as joint tenants with right of survivorship, by Quitclaim Deed from Gladys Mildred Savage, an unmarried woman, dated April 6, 2018, of record in Instrument No. 20180411-0034058, in the Register's Office for Davidson County, Tennessee. Gladys M Savage died November 2, 2022, leaving Ricky K Savage and Annette F Savage as the surviving tenants. Oath is hereby made that Ricky K Savage is one and the same person and properly known as Rickey K Savage.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1002 Goodbar Dr, Nashville, TN 37217.

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 in 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.

_____ Date: 1-23-24

The 1002 Goodbar Dr Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 1002 Goodbar Dr Trust and that she is authorized by The 1002 Goodbar Trust to execute this instrument on its behalf.

Witness my hand, at office, this 23 day of January, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mark D Leedom, 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 1/23/24.

Date

Affiant Signature

1/23/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23 day of January, 2024.

Notary's Signature

My Commission Expires: 11.17.24

Notary's Seal (if on paper)

