Name and Address of New Owner:
Jeancarlo Gomez
106 Shiaway Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 149-02-0F-004-00

Karen Johnson Davidson County
Batch# 1106527 DEEDWARR
03/01/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240301-0014398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brittany Goff**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeancarlo Gomez**, unmarried man, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4 on the Plan of Raven's Retreat formerly Vale Ridge Townhomes as described in Exhibit "B" and the declaration of covenants, conditions and restrictions for Raven's Retreat of record as Instrument No. 20120606-0049599, together with all interest appurtenant to said unit as described therein.

Being the same property conveyed to Brittany Goff, unmarried by Warranty Deed from J2K Builders, LLC, dated 9/27/2013 and filed of record in Instrument No. 201310010102791, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 106 Shiaway Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of February, 2024.

Brittany Goff (SEAL)

Brittany Goff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2024, before me personally appeared Brittany Goff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of February, 2024.

Notary Signature
My commission expires: 2-15-2027

Notary Public State of Florida
Jemima L Jackson
My Commission HH 363057
Expires 2/15/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of February, 2024.

Notary Signature
My commission expires:

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 27, 2024.

J. Carlton Drumwright

February 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 27, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY