WARRANTY DEED

Karen Johnson Davidson County
Batch# 1113014 DEEDWARR
03/20/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20240320-0019233

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2024

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matheus Santos Clorado Chuba	New Owner	062-02-0-A-105.00
(NAME)	(NAME)	
2916 Steamboat Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Evan Goodwin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matheus Santos Clorado Chuba and Anthony W. Santos Clorado Chuba, a married couple,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 105 on the Plan of Resubdivision of River Trace Estates, Phase I, Section 2, as of record in Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Evan Goodwin, a single man, by Warranty Deed from Jessica Padgett, unmarried, dated October 16, 2019, of record in Instrument No. 20191022-0107978, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2916 Steamboat Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 6900, page 741; Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370 and as amended in Book 6982, page 747; By-Laws of record in Book 6851, page 390; Charter of record in Book 6851, page 363; Easement for transmission line of record in Book 1163, page 341; Easement for Electric Power Board of record in Book 3959, page 595; Grant and Indemnity Agreement set forth in Book 7030, page 798; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of March, 2024.

Evan Goodwin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Evan Goodwin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of March, 2024.

Notary Public
My Commission Expires: _____

File No.: 38248



Certificate of Authenticity

I, Joshua A. Terry, 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 3/15/24.

Affiant Signature – Joshua A. Terry

3/19/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/19/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27