Karen Johnson Davidson County
Batch# 1115028 DEEDWARR
03/26/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20240326-0020734

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246941

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $995,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2024.

Notary Public
My Commission Expires: 7/6/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Mayernick and Kathryn Burke 5005 Indiana Avenue Nashville TN 37209	New Owner 5005 INDIANA AVENUE NASHVILLE, TN 37209	Tax Parcel ID No. 091 11 0 223.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Goddard Construction Company, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Mayernick and Kathryn Burke, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lots 910 and 912 in Block 126 of NO. 1 PLAN OF WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Said Lots join each other and front together 50 feet on the South side of Indiana Avenue and extend Southwardly between parallel lines 150 feet to an alley and measured 25 feet each on said alley.

Being the same property conveyed to Goddard Construction Company, LLC, a Tennessee Corporation, by Quitclaim Deed from Dean Tozer, of record in Instrument No. 20220831-0098098, in the Register's Office of Davidson County, Tennessee, dated June 01, 2022 and recorded on August 31, 2022.

Being the same property conveyed to Dean Tozer, by Warranty Deed from Maureen May, married, of record in Instrument No. 20220222-0019869, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022 and recorded on February 22, 2022.

Being a portion of the same property conveyed to Maureen May, married, by Quitclaim Deed from Chris Corriveau, Trustee, and as Reconveyed to Chris Corriveau, Trustee from William E. Harkey and wife, Maureen May, of record in Instrument No. 20080514-0049565, in the Register's Office of Davidson County, Tennessee, dated May 12, 2008 and recorded on May 14, 2008.

Being the same property conveyed to William E. Harkey and wife, Maureen May, by Warranty Deed from Sarah Joyce Estes, Trustee of the Sarah Joyce Estes Revocable Living Trust Agreement dated June 25, 2001, of record in Instrument No. 20011023-0115599, in the Register's Office of Davidson County, Tennessee, dated October 23, 2001 and recorded on October 23, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74-75.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5005 Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2024.

Goddard Construction Company, LLC.

By: _____
Preston W. Goddard, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Preston W. Goddard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Goddard Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 22nd day of March, 2024.

_____
Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **March 22, 2024**.

Date

Affiant Signature

March 25, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **25** day of **March**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)