(1)

Karen Johnson Davidson County
Batch# 1116689 DEEDWARR
04/01/2024 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240401-0022003

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-779

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of March, 2024

Notary Public

Commission Expires: 01-06-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leandra S. Sanchez 122 Dry Creek Commons Drive Goodlettsville, TN 37072	SWBC 9311 SAN PEDRO Ave. suite 100 SAN ANTONIO, TX 78216	033 04 0D 111.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Connor H. Goodwin, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leandra S. Sanchez, 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 Unit 111, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, and being shown on Plat attached thereto as Exhibit "B", and said plat being re-recorded in Instrument No. 20200612-0060166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed by Warranty Deed from Spaceport U.S.A., Inc., a Florida Corporation to Vastland Eatherly McClung, LLC, recorded September 30, 1996, as Book 10207 Page 698 in Davidson County, Tennessee Register of Deeds.

BEING a portion of the same property conveyed by Quit Claim Deed from J. D. Eatherly to Vastland/Eatherly/McClung/Development, LLC, recorded September 26, 2005, as Instrument No. 20050926-0114844 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Quit Claim Deed from Vastland/Eatherly/McClung/Development, LLC to Vastland Northcrest Development, LLC, recorded March 3, 2022, as Instrument No. 20220303-0024405 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Special Warranty Deed from Vastland Northcrest Development, LLC to Connor H. Goodwin, an unmarried man, recorded March 3, 2022, as Instrument No. 20220303-0024406 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 122 Dry Creek Commons Drive, Goodlettsville, TN 37072

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 so 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 is 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.

Dated this the 28th day of March, 2024.

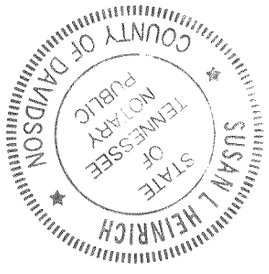
Connor H. Goodwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2024, before me personally appeared Connor H. Goodwin, 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 March, 2024.

Notary Signature
My commission expires: 7/10/26



CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 29, 2024.

Affiant

Date: 3/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY