Karen Johnson Davidson County
Batch# 1121536 DEEDWARR
04/10/2024 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240410-0025588

WARRANTY DEED

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

X Judith K. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.2.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Goetsch Family Living Trust dated February 1, 2023	New American Funding, LLC	Map: 098060B06800CO
(NAME) 19764 Mulroy Circle	(NAME) 14511 Myford Road, Suite 100	
(ADDRESS) Tinley Park, IL 60487	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUDITH K. DAVIS, UNMARRIED,

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

ROBERT GOETSCH AND VALERIE GOETSCH, AS TRUSTEES OF THE GOETSCH FAMILY LIVING TRUST DATED FEBRUARY 1, 2023, AND ANY AMENDMENTS THERETO,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit A of Lot 59D, on the Plan of Bridgewater, Phase 1, Section "A", Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument

20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William M. Davis and wife, Judith K. Davis, by deed from Jimmy Cline Franklin and wife, Kathy Fleenor Franklin, of record in Instrument No. 20140415-0031332, dated April 10, 2014, Register's Office for said County. The said William M. Davis died January 27, 2023, and title vested in Judith K. Davis, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20051104-0133897 and Surveyor's Certificate of Correction of record in Instrument No.20060608-0067981, said Register's Office; (3) Utility Easement to TVA of record in Book 1291, Page 99, Register's Office for said County; (4) Maintenance Agreement of record in Instrument No. 20051024-0128043, Register's Office for said County; (5) Storm Water Agreement to Metro of record in Instrument No. 20050222-0019150, Register's Office for said County; (6) Easement to Metro of record in Instrument No. 20060120-0008000, Register's Office for said County; (7) Easement of record in Instrument No. 20160212-0013733, said Register's Office; (8) Charter for Homeowner's Association of record in Instrument No. 20060223-0021110, said Register's Office; (9) Quitclaim Deed for Open Space to HOA of record in Instrument No. 20160203-0010469 and Instrument No. 20160212-0013727, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20051024-0128043; Instrument No. 20061004-0122802; Instrument No. 20051122-0141076, and Instrument No. 20190122-0006133, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1307 Waxwing Dr., Hermitage, TN 37076
(House No.) (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 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 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.

Witness our hands this 9th day of April, 2024.

Judith K. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judith K. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of April, 2024.

My Commission Expires: 2·3·26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Tonya Cherry,** 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 this the 9 day of April, 2024.

Affiant Signature

Date 4/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

