PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1130638
05/03/2024 10:51:39 AM
Fees: $13.00 Taxes: $980.50

Davidson County
DEEDWARR
2 pgs

20240503-0032580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF MAY, 2024.

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 23, 2025
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TN Homes, LLC	Same as New Owner	
(NAME)	(NAME)	
1001 Brittain Downs Drive		081-07-0-145.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, WE, **LEMMIE D. GOODLOE AND WIFE, JANET F. GOODLOE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN HOMES, LLC,** 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 the southerly 50 feet of Lot No. 2 on the Plan of Holt's Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan of which is of record in Book 15, Pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 9th Avenue North, formerly Buena Vista Pike, 352.5 feet more or less, south of the southwest corner of said 9th Avenue North and Cass Street, being the southeast corner of a part of Lot No. 2 conveyed to Charlie Beazley and wife, by deed from William C. Sugg, Trustee in Bankruptcy for the estate of William Oscar Walkup, as of record in Book 1027, Page 452, said Register's Office; thence with Beazley's southern boundary line westwardly 129 feet more or less to a point in the easterly margin of an alley, being the southwest corner of said Beazley tract; thence with the easterly margin of said alley southwardly 50 feet to the southwest corner of said Lot No. 2; thence with the southern boundary line of said Lot No. 2 eastwardly 129 feet more or less to a point in the westerly margin of 9th Avenue North; thence with the westerly margin of said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to Lemmie D. Goodloe and wife, Janet F. Goodloe by Warranty Deed from The Nashville Homestead Corporation of record in Book 10526, page 779, Register's Office for Davidson County, Tennessee, dated July 11, 1997 and recorded on July 11, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2009 9th Avenue N., Nashville, TN 37208
(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 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 my hand this 1st day of May, 2024

LEMMIE D. GOODLOE

JANET F. GOODLOE

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 Lemmie D. Goodloe and Janet F. Goodloe, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2024-388