Karen Johnson
Batch # 1139728
05/28/2024 10:27:31 AM
Fees: $13.00 Taxes: $5,901.50

Davidson County
DEEDWARR
2 pgs

20240528-0039308

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447538**	STATE OF TENNES COUNTY OF DAVI The actual consideration or value, whichever is greater, for this transfer is: $1,595,000.00. Affiant Subscribed and sworn to before me, this 24th day of May, 2024. Notary Public My Commission Expires: 10/4/2027

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathryn McCarter 704 Estes Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116 04 0S 002.00

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, **Danielle Goggin and Shea Goggin, a married couple** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn McCarter, an unmarried woman**("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 Unit B, of 702 & 704 Estes Road Homes, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 702 & 704 Estes Road Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27- 103(b) of record in Instrument Number 20180205-0011258 and amended in Instrument Number 20181031-0107787, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of 702 & 704 Estes Road Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20180205-0011258 and amended in Instrument Number 20181031-0107787 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Danielle Goggin and Shea Goggin, a married couple, by General Warranty Deed from Kathleen Caputo, a married woman, and her husband, Isaac Squyres, of record in Instrument No. 20211108-0148766, in the Register's Office of Davidson County, Tennessee, dated November 05, 2021 and recorded on November 08, 2021.

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 Montgomery Subdivision, as recorded in Plat Book 5190, Page(s) 770.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180205-0011258; and as amended in Instrument No. 20181031-0107787.

This is improved property located at 704 Estes Road Nashville TN 37215

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 24th day of May, 2024.

Danielle Goggin

Shea Goggin by
Shea Goggin
By: Danielle Goggin, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danielle Goggin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Shea Goggin and that she is authorized by Shea Goggin to execute this instrument on his/her behalf.

WITNESS my hand, at office, this 24th day of May, 2024.

Notary Public

My Commission Expires: _____

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