Karen Johnson
Batch # 1141171
05/31/2024 10:43:52 AM
Fees: $13.00 Taxes: $1,572.50
Davidson County
DEEDWARR
2 pgs
20240531-0040447

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-24-3804

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 63657
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cesar A. Ochoa Perez 3804 Ashland City Highway Nashville, TN 37218	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707

TAX MAP PARCEL NUMBERS: 06912008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean H. Goodloe, as devisee and as Personal Representative under the Last Will and Testament of Richard L. Goodloe, Sr.,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cesar A. Ochoa Perez, married,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Willie R. McCall Subdivision, of record in Book 8250, page 737, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Goodloe, unmarried, by Warranty Deed from Samir A. Nagi, unmarried, dated July 24, 2009 and recorded on July 27, 2009 of record in Instrument No. 20090727-0069908, Register's Office for Davidson County, Tennessee. The said Richard L. Goodloe has since died. The Last Will and Testament of Richard L. Goodloe, Sr., of record in Case No. 24P261, in the Seventh Circuit Court, for Davidson County, Tennessee (Probate Division) devised subject property to Jean H. Goodloe and appointed the said Jean H. Goodloe as Personal Representative under said Will.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 8250, page 737, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7814, page 435, said Register's Office. Easement to the Electric Power Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3815, page 498, said Register's Office.

This is improved property, known as 3804 Ashland City Highway, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2024.

Estate of Richard L. Goodloe, Sr.,
By:

Jean H. Goodloe
Jean Goodloe, as Personal Representative

Jean H. Goodloe
Jean Goodloe, devisee

State of Tennessee

County of Davidson

On this 29th day of May, 2024, before me the undersigned authority, personally appeared Jean Goodloe, as devisee and as Personal Representative of the Estate of Richard L. Goodloe, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

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

My Commission Expires: DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary