WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1151129 DEEDWARR
06/26/2024 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240626-0047930

File #24-PA-2432-PARK

STATE OF ~~TENNESSEE~~ NTS Michigan
COUNTY OF ~~DAVIDSON~~ NTS Kent

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Cristina C. Goodenough
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2024.

Megan T. Geerling
Notary Public
MY COMMISSION EXPIRES: 11-18-2026

MEGAN T. GEERLING
NOTARY PUBLIC, STATE OF MI
COUNTY OF KENT
MY COMMISSION EXPIRES Nov 18, 2026
ACTING IN COUNTY OF Kent

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek W. Anderson	New Owner	
(NAME)	(NAME)	142 16 0D 045.00
2432 Devon Valley Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANDREW J. GOODENOUGH AND CRISTINA C. GOODENOUGH, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DEREK W. ANDERSON, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 79 on the Plan of FINAL PLAT, DEVON GLEN, PHASE III, of record in Plat Book 7900 at Page 663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew J. Goodenough and Cristina C. Goodenough, husband and wife, by Warranty Deed from Robert Learned and wife, Emily Learned, of record in Instrument No. 20160809-0082626, in the Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 09, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON GLEN, PHASE III, as recorded in Plat Book 7900, Page(s) 663.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON HILLS, as recorded in Plat Book 6900, Page 398.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON HILLS OPEN SPACE DEDICATION PLAT, as recorded in Plat Book 9700, Page 743.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283, as amended in Book 7517, Page 367; Book 8180, Page 222 and Designation of M.M.E Limited Partnership recorded in Book 8712, Page 618, further amendment recorded in Book 8712, Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182; Book 9492, Page 594; Book 9492, Page 600; Book 10692, Page 750 and Amendment to the By-laws recorded in Book 10692, Page 753.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 402, as amended in Book 8120, Page 485, Book 8180, Page 230 and Amendment to By-laws recorded in Book 8180, Page 232, further amendment recorded in Book 8181,

*Stormwater Detention Agreement as set forth in instrument recorded in Book 8611, Page 31 and Book 8643, Page 494.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2432 Devon Valley Drive, Nashville, TN 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~24th~~ 21st day of June, 2024.

Andrew J. Goodenough

Cristina C. Goodenough

STATE OF Michigan
COUNTY OF Kent

MTG On this ~~24th~~ 21st day of June, 2024, before me personally appeared Andrew J. Goodenough, 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 ~~24th~~ 21st day of June, 2024.

MTG

Notary Signature
My commission expires: 11-18-2026

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent

STATE OF Michigan
COUNTY OF Kent

MTG On this ~~24th~~ 21st day of June, 2024, before me personally appeared Cristina C. Goodenough, 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 ~~24th~~ 21st day of June, 2024.

MTG

Notary Signature
My commission expires: 11-18-2026

MEGAN T GEERLING
Notary Public - State of Michigan
County of Kent
My Commission Expires Nov 18, 2026
Acting in the County of Kent

True Copy Certification

I, **Pam Autry,** 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 21st day of June, 2024.

Affiant Signature

Date 6/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

