Karen Johnson
Batch # 1169045
08/14/2024 10:30:05 AM
Fees: $23.00 Taxes: $1,295.00
Davidson County
DEEDWARR
4 pgs
20240814-0061927

Return to and

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 13TH day of August, 2024.

Notary Public
My commission expires: 7-3-2028

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
John D. Gouldener and Cathy Gouldener	New Owner	142 07 0C 071.00
207 Myhr Green Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth Marie Rhodes, Amy Rebecca Rhodes, Alan Spencer Rhodes, also known as Alan S. Rhodes, Samuel Spencer Rhodes, Peter Bishop Rhodes and Anne Cushing Rhodes, Devisees of the Last Will and Testament of Sally Rhodes Ahner, joined by Harry S. Rhodes, Executer of the Estate of Sally Rhodes Ahner, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **John D. Gouldener and Cathy D. Gouldener, husband and wife,** hereinafter called the Grantees, their successors 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 Unit No. 71 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the Act) and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, in the Register's Office of Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office as said Master Deed has been corrected in Book 7467, Page 279; amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, Page 312 and by Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, said Register's Office (collectively the Master Deed), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Sally Rhodes Ahner, an unmarried woman, by Warranty Deed from Karen Marie Kilmarx, a married woman, of record in Instrument No. 20180314-0024005, in the Register's Office of Davidson County, Tennessee, dated March 06, 2018 and recorded on March 14, 2018. The said Sally Rhodes Ahner died on August 02, 2023, testate, devising subject property to Elizabeth Marie Rhodes, Amy Rebecca Rhodes, Alan Spencer Rhodes, Samuel Spencer Rhodes, Peter Bishop Rhodes and Anne Cushing Rhodes. Harry S. Rhodes was appointed as Executor of the Estate. See Probate Case No. 23P-1904, Davidson County Circuit Court (Probate Division).

Alan S. Rhodes and Alan Spencer Rhodes being one and the same person.

This property is improved property known as 207 Myhr Green, Nashville, TN 37221.

See Power of Attorney for **Elizabeth Marie Rhodes** of record in Instrument No. 20240814-0061921

See Power of Attorney for **Amy Rebecca Rhodes** of record in Instrument No. 20240814-0061922

See Power of Attorney for **Alan S. Rhodes** of record in Instrument No. 20240814-0061923

See Power of Attorney for **Samuel Spencer Rhodes** of record in Instrument No. 20240814-0061924

See Power of Attorney for **Peter Bishop Rhodes** of record in Instrument No. 20240814-0061925

See Power of Attorney for **Anne Cushing Rhodes** of record in Instrument No. 20240814-0061926

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 12th day of August, 2024.

Elizabeth Marie Rhodes by Harry S. Rhodes, as Attorney-In-Fact

Amy Rebecca Rhodes by Harry S. Rhodes, as Attorney-in-Fact

Alan S. Rhodes by Harry S. Rhodes, as Attorney-In-Fact

Samuel Spencer Rhodes by Harry S. Rhodes, as Attorney-in-Fact

Peter Bishop Rhodes by Harry S. Rhodes, as Attorney-in-Fact

Anne Cushing Rhodes by Harry S. Rhodes, as Attorney-in-Fact

Harry S. Rhodes, Executor of The Estate of Sally Rhodes Ahrier

Acknowledgment

STATE OF VIRGINIA
~~COUNTY~~ City OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry S. Rhodes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he is the duly appointed Attorney-in-Fact for Elizabeth Marie Rhodes, Amy Rebecca Rhodes, Alan S. Rhodes, Samuel Spencer Rhodes, Peter Bishop Rhodes and Anne Cushing Rhodes and as such Attorney-in-Fact executed the within instrument the for the purposes therein contained, and as such Attorney-in-Fact had authority to do so.

Witness my hand and seal this 12th day of August, 2024.

Carla H. Wade
Notary Public
Commission expiration date: 6.30.28
(Affix Seal)

CARLA H. WADE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #227468
My Commission Expires June 30, 2028

(See additional Notary acknowledgement on next page)

Acknowledgment

STATE OF VIRGINIA
COUNTY OF Roanoke City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harry S. Rhodes, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument as Executor of The Estate of Sally Rhodes Ahner, deceased, and that he is duly authorized to execute the same on behalf of the Estate the for the purposes therein contained

Witness my hand and seal this 12th day of August, 2024.

Carla H Wade
Notary Public
Commission expiration date: 6.30.28
(Affix Seal)

CARLA H. WADE
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #227468
My Commission Expires June 30, 2028