ADDRESS NEW OWNER: Cynthia Goddard
(as to a 1/2 undivided interst only)
2505 Timwood Drive
Nashville, TN 37214

SEND TAX BILL TO: NEW OWNER

\MAP-PARCEL NOS. 084-16-175.00

Karen Johnson Davidson County
Batch# 1171510 DEEDWARR
08/16/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20240816-0063210

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Tommy Goddard, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey his 1/4th undivided interest unto **Cynthia Goddard, unmarried** (the "Grantees"), Grantees' successors and assigns, a 1/4th undivided interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Sutherland Heights, of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 90 feet on the east side of Timwood Drive and runs back 335.8 feet on the north line and 429.5 feet on the south line to a dead line which is a broken line on which it measures 180 feet.

Being the same property conveyed to Thomas L. Goddard and Ruth H. Goddard from Harlan Construction Company, Inc., by Warranty Deed recorded on June 11, 1959, in Book 2910, Page 149, Register's Office for Davidson County, Tennessee. Ruth D. Goddard died on January 13, 2014 leaving Thomas Lee Goddard as the sole surviving tenant by the entirety. Thomas Lee Goddard died on December 11, 2020, leaving the property to his sole heirs at law being Tommy Goddard, Jennifer Conder, Cynthia Goddard, and Paula McCollum, as stated in the Affidavit of Heirships of record in Instrument No. 20220214-0016670 and Instrument No. 20220214-0016646, both in the Register's Office of Davidson County, Tennessee.

This is property with a common address of 2505 Timwood Drive, Nashville, TN 37214.

Grantor warrants said property has never been used as his marital residence and is not subject to any marital rights thereto.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.(2) All matters appearing on the Plan of record in Book 2663, Page 18, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2692, Page 19, as re-recorded in Book 2692, Page 353 said Register's Office. Said Restrictions have since expired as of July 25, 1982.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16th day of August 2024.

X Tommy Goddard
Tommy Goddard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tommy Goddard, married ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 16th day of August 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

X Cynthia Goddard
Affiant

Subscribed and sworn before me this 16th day of August 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2028

File No. 2408-097

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **August 16th, 2024** (date of document).

Cindy S. Smith, Affiant

08/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 16th day of August, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026