This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1173886 DEEDWARR
08/26/2024 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $917.60
20240826-0065225

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $248,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22 Day of July, 2024.

Notary Public
My Commission expires 11 / 06 / 24

NAME AND ADDRESS OF PROPERTY OWNER:
Samuel Gonzalez Jimenez
254 Melpar Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Samuel Gonzalez Jimenez
254 Melpar Dr
Nashville, TN 37211

MAP AND PARCEL NUMBER: 14813000700

WARRANTY DEED
24NT00672

Effective the 22 Day of July, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Mark Goodman & Stephen Craig Goodman, Specific Devisees under the last will and testament of June G. Goodman, deceased

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samuel Gonzalez Jimenez, a single man

Hereinafter called the GRANTEES, their 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. 378, on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 & 146, as amended in Book 2702, page 49, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to June G. Goodman, unmarried by Warranty Deed from James B. Stroud and wife, Beverly D. Stroud dated 10/31/1996 recorded 11/04/1996 in Book 10248, Page 982, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Mark Goodman & Stephen Craig Goodman, specific devisees under the Last Will and Testament of June G. Goodman, probated in the Davidson County Probate Court, Case no. 21P680.

This is an improved property commonly known as: 354 Melpar Dr, Nashville, TN 37211-5406

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

James Mark Goodman

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Mark Goodman**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2024.

Notary Public
My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Stephen Craig Goodman

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen Craig Goodman**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of July, 2024.

Notary Public
My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 7/22/24 (date of document).

Summer Barton
Affiant Signature

8/24/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of August, 24.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

