Prepared by:
Record and
Chapman and
10 Burton Hills
Nashville, TN 37215

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me this the 18th day of September, 2024.

Notary Public

My commission expires:

Karen Johnson
Batch # 1183552
09/19/2024 10:26:57 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20240919-0072629

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mariia Titova	NEW OWNER	071-12-0-264.00
901 Ward Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANIEL R. GOETHEL AKA DAN GOETHEL AND KELLY GOETHEL, HEIRS OF JACOB GOETHEL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIIA TITOVA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the Westerly 70 feet of Lot Nos. 1, 2, and 3, on the Plan of T.I. Ward's Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan of Lots, of record in Plat Book 974, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said parts of said lots front 70 feet on the Northerly side of Ward Street and run back between parallel lines along the Easterly margin of Montgomery Street or Avenue, 161 feet to a dead line.

Being the same property conveyed to Jacob Goethel, an unmarried man by Warranty Deed from Brian Sauls and wife, Christa Lawson Sauls of record in Instrument No. 201606150060540 Register's Office for Davidson County, Tennessee, dated June 13, 2016 and recorded on June 15, 2016.

The said Jacob Goethel is now deceased, having died on November 29, 2023. Affidavit of Heirship of record in Instrument No. 20240919-0072628, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 901 Ward Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of September, 2024.

Daniel R. Goethel AKA Dan Goethel

Kelly Goethel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel R. Goethel AKA Dan Goethel and Kelly Goethel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026