WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187778 DEEDWARR
09/30/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240930-0075621

W-EXP-24-1711-D2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11-19-2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Goodrich and Robin Goodrich Morgan Elise Goodrich	**NEW OWNER**	
(NAME)	(NAME)	
1711 18th Ave S #D-2		**104-08-0G-014.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **HELEN LOUISE MURPHY FKA LOUISE PHILLIPS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL GOODRICH AND ROBIN GOODRICH, A MARRIED COUPLE AND MORGAN ELISE GOODRICH, A SINGLE PERSON,** 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:

Being Unit No. D-2 of Arlington Court, Condominium, a Horizontal Property Regime established by the Master Deed of record in Book 6806, Page 22, Registers Office for Davidson County, Tennessee as more fully described in the exhibits thereto, Together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, according to said Master Deed.

Said Unit and the Horizontal property regime is located upon Lots 1, 2, and 3 on the Map of O. H. Shields Resubdivision of Lot No. 69 in O. B. Hayes Rokeby Addition of record in Book 161, page 158, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Helen Kathleen Phillips by Warranty Deed from Arlington Court, Ltd, a Tennessee limited partnership of record in Book 8298, page 77, Register's Office for Davidson County, Tennessee, dated February 22, 1991 and recorded on February 25, 1991.

Being the same property conveyed to Louise Phillips by Quitclaim Deed from Kathleen Phillips of record in Book 9430, page 831, Register's Office for Davidson County, Tennessee, dated July 28, 1994 and recorded on August 08, 1994. The said Louise Phillips is now known as Helen Louise Murphy.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan Appended as Exhibit C of the Master Deed in Book 6806, starting at page 65 Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6806, Page 22, Register's Office for Davidson County, Tennessee.
- By-Laws of Arlington Court Condominiums of record as Exhibit B of Master Deed aka Book 6806, Page 50, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 6806, Page 17, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1711 18th Ave S #D-2, Nashville, Tennessee 37212.

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 26th DAY OF SEPTEMBER, 2024.

Helen Louise Murphy fka Louise Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HELEN LOUISE MURPHY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2024.

Notary Public
My Commission Expires: 07/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
07/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 9/26/2024.

Affiant Signature – Joshua A. Terry

9/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27