WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Y-EXP-24-418A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $748,000.00.

Jesse Boone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-3-16-2026
(AFFIX SEAL)

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)
Jesse Boone	**Same as New Owner**	
(NAME)	(NAME)	**091-13-3N-001.00-CO**
418-A W. Bend Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CLEMENT MICHAEL GOEKEN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE BOONE, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of 418 West Bend Drive Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 418 West Bend Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20201022-0122939, In the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 418 West Bend Drive Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20201022-0122939, Registers Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to Clement Michael Goeken, an unmarried man by Warranty Deed from Seven Nine Investments, LLC of record in Instrument No. 20210927-0129378 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 27, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Map of record in Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20201022-0122939 , Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20201104-0129065, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8836, Page 325, 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: **418-A W. Bend Dr., Nashville, Tennessee 37209**.

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.

Karen Johnson
Batch # 1188634
10/02/2024 10:10:50 AM
Fees: $13.00 Taxes: $2,767.60

Davidson County
DEEDWARR
2 pgs

20241002-0076358

Witness my/our hand(s) this the 1st DAY OF OCTOBER, 2024.

Clement Michael Goeken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLEMENT MICHAEL GOEKEN, 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 1st of October, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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